

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/23-25 Clapham Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$680,000

### Median sale price

Median price \$607,500

Property Type Unit

Suburb Thornbury

Period - From 01/04/2025

to 30/06/2025

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9/107 Flinders St THORNBURY 3071	\$630,000	14/06/2025
2	204/558 High St THORNBURY 3071	\$635,250	23/05/2025
3	2/79 Normanby Av THORNBURY 3071	\$649,000	17/04/2025

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/07/2025 13:06

1/23-25 Clapham Street, Thornbury Vic 3071

WHITEFOX

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2 1 1

**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$680,000  
**Median Unit Price**  
June quarter 2025: \$607,500

## Comparable Properties



**9/107 Flinders St THORNBURY 3071 (REI)**

**Agent Comments**

2 1 1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 14/06/2025  
**Property Type:** Apartment



**204/558 High St THORNBURY 3071 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$635,250  
**Method:** Sold Before Auction  
**Date:** 23/05/2025  
**Property Type:** Apartment



**2/79 Normanby Av THORNBURY 3071 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$649,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** Apartment

**Account - Whitefox Real Estate | P: 96459699**



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