

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

7/2 DUNDAS STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

7/25-27 MARTIN STREET THORNBURY VIC 3071	\$482,500	12-Feb-25
4/101 SMITH STREET THORNBURY VIC 3071	\$550,000	18-Jul-25
2/16-18 KEMP STREET THORNBURY VIC 3071	\$530,000	06-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 06 August 2025



**7/25-27 MARTIN STREET
THORNBURY VIC 3071**

2 1 1

Sold Price **\$482,500** Sold Date **12-Feb-25**

Distance **0.9km**



**4/101 SMITH STREET THORNBURY
VIC 3071**

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **18-Jul-25**

Distance **1.04km**



**2/16-18 KEMP STREET THORNBURY
VIC 3071**

2 1 1

Sold Price **\$530,000** Sold Date **06-Mar-25**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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