

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

3/101 ST DAVID 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

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Feb 2025

to

31 Jan 2026

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

2/86 MANSFIELD STREET THORNBURY VIC 3071	\$330,000	16-Dec-25
2/5 SMITH STREET THORNBURY VIC 3071	\$360,000	22-Oct-25
5/219 RALEIGH STREET THORNBURY VIC 3071	\$390,000	16-Aug-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: 11 February 2026



**2/86 MANSFIELD STREET
 THORNBURY VIC 3071**

1 1 1

Sold Price ^{RS} **\$330,000** ^{UN} Sold Date **16-Dec-25**

Distance **0.25km**



**2/5 SMITH STREET THORNBURY
 VIC 3071**

1 1 1

Sold Price **\$360,000** Sold Date **22-Oct-25**

Distance **0.6km**



**5/219 RALEIGH STREET
 THORNBURY VIC 3071**

1 1 1

Sold Price **\$390,000** Sold Date **16-Aug-25**

Distance **1.1km**

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

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