

# 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 66/337 Station 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 \$680,000 & \$700,000

### Median sale price

Median price \$688,037 Property Type Unit Suburb Thornbury

Period - From 01/10/2025 to 31/12/2025 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	61/337 Station St THORNBURY 3071	\$887,000	21/10/2025
2	81/337 Station St THORNBURY 3071	\$650,000	18/09/2025
3			

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.~~

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66/337 Station Street, Thornbury Vic 3071

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 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$680,000 - \$700,000  
**Median Unit Price**  
December quarter 2025: \$688,037

## Comparable Properties



61/337 Station St THORNBURY 3071 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$887,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** Unit



81/337 Station St THORNBURY 3071 (REI/VG)

Agent Comments

 2  1  1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 18/09/2025  
**Property Type:** Apartment

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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