

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

2/131 Harold Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$670,000

Median sale price

Median price \$586,000 Property Type Unit Suburb Thornbury

Period - From 23/02/2025 to 22/02/2026 Source Property Data

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	4/14 Mcdonald St PRESTON 3072	\$665,000	10/12/2025
2	1/13 Harold St THORNBURY 3071	\$688,037	01/12/2025
3	5/16a Latham St NORTHCOTE 3070	\$655,000	27/11/2025

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:

23/02/2026 12:52



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Property Type: Unit
Land Size: 71 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median Unit Price
23/02/2025 - 22/02/2026: \$586,000

Comparable Properties



4/14 McDonald St PRESTON 3072 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$665,000
Method: Private Sale
Date: 10/12/2025
Property Type: Unit



1/13 Harold St THORNBURY 3071 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$688,037
Method: Private Sale
Date: 01/12/2025
Property Type: Apartment



5/16a Latham St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$655,000
Method: Auction Sale
Date: 27/11/2025
Property Type: Apartment

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