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	7/62 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~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$646,000	Property type	Unit	Suburb	Thornbury
Period-from	01 Jan 2025	to	31 Dec 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
8/86 MANSFIELD STREET THORNBURY VIC 3071	$520,000	10-Dec-25
5/30 KEMP STREET THORNBURY VIC 3071	$505,000	30-Sep-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.

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8/86 MANSFIELD STREET THORNBURY VIC 3071

2 1 1

Sold Price RS **$520,000** Sold Date **10-Dec-25**

Distance **0.45km**



5/30 KEMP STREET THORNBURY VIC 3071

2 1 1

Sold Price RS **$505,000** Sold Date **30-Sep-25**

Distance **1.51km**

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

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