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	16/30-34 Strettle Street, Thornbury Vic 3071

Indicative selling price

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

Single price $570,000

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	2/2 Dundas St THORNBURY 3071	$570,000	14/11/2025
2	4/46 Smith St THORNBURY 3071	$588,000	01/11/2025
3	16/25 Martin St THORNBURY 3071	$555,000	18/10/2025

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: 04/03/2026 11:13

16/30-34 Strettle Street, Thornbury Vic 3071

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000
Median Unit Price
December quarter 2025: $688,037

Comparable Properties



2/2 Dundas St THORNBURY 3071 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 14/11/2025
Property Type: Unit

Agent Comments



4/46 Smith St THORNBURY 3071 (REI/VG)

2 1 1

Price: $588,000
Method: Auction Sale
Date: 01/11/2025
Property Type: Apartment
Land Size: 678 sqm approx

Agent Comments



16/25 Martin St THORNBURY 3071 (VG)

2 - -

Price: $555,000
Method: Sale
Date: 18/10/2025
Property Type: Strata Unit/Flat

Agent Comments

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