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	5/10 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	$505,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$711,000	Property type	Unit	Suburb	Thornbury
Period-from	01 Aug 2025	to	31 Jul 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
314/43 HIGH STREET PRESTON VIC 3072	$535,000	06-Mar-26
106/277 RAGLAN STREET PRESTON VIC 3072	$498,888	05-Mar-26
301/7 WARRS AVENUE PRESTON VIC 3072	$490,000	08-May-26

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: 08 August 2026

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314/43 HIGH STREET PRESTON VIC 3072

2 1 1

Sold Price **$535,000** Sold Date **06-Mar-26**

Distance **0.24km**

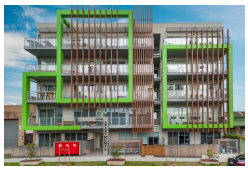


106/277 RAGLAN STREET PRESTON VIC 3072

2 1 1

Sold Price **$498,888** Sold Date **05-Mar-26**

Distance **0.39km**



301/7 WARRS AVENUE PRESTON VIC 3072

2 1 1

Sold Price **$490,000** Sold Date **08-May-26**

Distance **0.4km**

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

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