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	5/337 Station Street, Thornbury Vic 3071

Indicative selling price

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

Range between $645,000 & $680,000

Median sale price

Median price $520,000 Property Type Unit Suburb Thornbury

Period - From 01/07/2024 to 30/09/2024 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	2/240 Station St FAIRFIELD 3078	$662,500	18/07/2024
2	7/42-44 Clarendon St THORNBURY 3071	$650,000	21/06/2024
3	2/42-44 Clarendon St THORNBURY 3071	$645,000	08/06/2024

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: 05/11/2024 11:34

5/337 Station Street, Thornbury Vic 3071

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2 1 1

Property Type: Unit

Indicative Selling Price
$645,000 - $680,000
Median Unit Price
September quarter 2024: $520,000

Agent Comments

A peaceful retreat without sacrificing CBD proximity, this bright two bedroom apartment surrounded by lush wetlands delivers carefree upkeep alongside access to resort-style amenities

Comparable Properties



2/240 Station St FAIRFIELD 3078 (REI/VG)

2 1 1

Agent Comments

Price: $662,500
Method: Private Sale
Date: 18/07/2024
Property Type: Unit



7/42-44 Clarendon St THORNBURY 3071 (REI)

2 1 1

Agent Comments

Price: $650,000
Method: Sold Before Auction
Date: 21/06/2024
Property Type: Unit



2/42-44 Clarendon St THORNBURY 3071 (REI)

2 1 1

Agent Comments

Price: $645,000
Method: Auction Sale
Date: 08/06/2024
Property Type: Unit

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