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	402/690 High Street, Thornbury Vic 3071

Indicative selling price

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

Range between $495,000 & $530,000

Median sale price

Median price $552,250 Property Type Unit Suburb Thornbury

Period - From 30/08/2024 to 29/08/2025 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	408/100 Plenty Rd PRESTON 3072	$512,000	28/08/2025
2	1/360 St Georges Rd THORNBURY 3071	$520,000	18/07/2025
3	121/43 High St PRESTON 3072	$530,000	30/06/2025

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: 30/08/2025 11:25