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	3/44 Swift Street, Thornbury Vic 3071

Indicative selling price

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

Range between $500,000 & $540,000

Median sale price

Median price $636,500 Property Type Unit Suburb Thornbury

Period - From 01/07/2025 to 30/09/2025 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	705/35 Plenty Rd PRESTON 3072	$540,000	12/07/2025
2	4/26 Wilmoth St NORTHCOTE 3070	$510,000	05/07/2025
3	3/203 Station St FAIRFIELD 3078	$522,000	21/06/2025

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: 21/10/2025 13:26

3/44 Swift Street, Thornbury Vic 3071

JellisCraig

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $540,000
Median Unit Price
September quarter 2025: $636,500

Comparable Properties



705/35 Plenty Rd PRESTON 3072 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 12/07/2025
Property Type: Apartment

Agent Comments



4/26 Wilmoth St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $510,000
Method: Private Sale
Date: 05/07/2025
Property Type: Apartment

Agent Comments



3/203 Station St FAIRFIELD 3078 (REI/VG)

2 1 1

Price: $522,000
Method: Private Sale
Date: 21/06/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

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