

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

1/22 SMITH 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

or range
between

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Mar 2025

to

28 Feb 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

14/125 SEPARATION STREET NORTHCOTE VIC 3070	\$492,500	16-Jan-26
5/58 CLARENDON STREET THORNBURY VIC 3071	\$535,000	10-Oct-25
6/5 CHRISTMAS STREET NORTHCOTE VIC 3070	\$562,000	01-Nov-25

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: 06 March 2026



**14/125 SEPARATION STREET
NORTHCOTE VIC 3070**

1 1 1

Sold Price **\$492,500** Sold Date **16-Jan-26**

Distance **1.46km**



**5/58 CLARENDON STREET
THORNBURY VIC 3071**

1 1 1

Sold Price **\$535,000** Sold Date **10-Oct-25**

Distance **0.61km**



**6/5 CHRISTMAS STREET
NORTHCOTE VIC 3070**

1 1 1

Sold Price **\$562,000** Sold Date **01-Nov-25**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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