

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

2/2 STRETTLE 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

\$685,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jun 2025

to

31 May 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

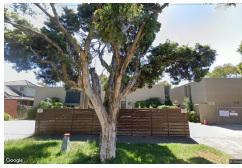
Date of sale

8/44-48 STRETTLE STREET THORNBURY VIC 3071	\$705,000	25-Feb-26
2/78 THE GROVE COBURG VIC 3058	\$750,000	24-Jul-25
4/13 STRETTLE STREET THORNBURY VIC 3071	\$890,000	30-Mar-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: 17 June 2026



**8/44-48 STRETTLE STREET
THORNBURY VIC 3071**

 2  1  1

Sold Price **\$705,000** Sold Date **25-Feb-26**

Distance **0.41km**



**2/78 THE GROVE COBURG VIC
3058**

 2  1  1

Sold Price **\$750,000** Sold Date **24-Jul-25**

Distance **0.69km**



**4/13 STRETTLE STREET
THORNBURY VIC 3071**

 2  1  1

Sold Price ^{RS} **\$890,000** Sold Date **30-Mar-26**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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