

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

3/59 Miller Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$850,000 & \$895,000

Median sale price

Median price \$860,000 Property Type Townhouse Suburb Thornbury

Period - From 05/06/2024 to 04/06/2025 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	2/42 Pender St THORNBURY 3071	\$900,000	17/05/2025
2	6/42 Pender St THORNBURY 3071	\$890,000	10/04/2025
3	4/71 Miller St THORNBURY 3071	\$830,000	26/02/2025

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:

05/06/2025 15:33



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/42 Pender St THORNBURY 3071 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Townhouse (Res)

6/42 Pender St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$890,000

Method: Sold Before Auction

Date: 10/04/2025

Property Type: Townhouse (Res)



4/71 Miller St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$830,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: Townhouse (Res)

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