

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

4/8 Murray Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$395,000

&

\$434,500

Median sale price

Median price \$615,000

Property Type Unit

Suburb Thornbury

Period - From 01/04/2026

to 30/06/2026

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	9/8 Kemp St THORNBURY 3071	\$425,000	14/08/2026
2	5/133 Smith St THORNBURY 3071	\$420,000	14/07/2026
3	1/69 Bent St NORTHCOTE 3070	\$420,000	09/06/2026

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:

03/09/2026 16:39



Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Indicative Selling Price
\$395,000 - \$434,500
Median Unit Price
June quarter 2026: \$615,000

Comparable Properties



9/8 Kemp St THORNBURY 3071 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 14/08/2026
Property Type: Apartment



5/133 Smith St THORNBURY 3071 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 14/07/2026
Property Type: Apartment



1/69 Bent St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 09/06/2026
Property Type: Apartment