

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

62 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,497,500

Property type

House

Suburb

Thornbury

Period-from

01 Aug 2025

to

31 Jul 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

45A HAROLD STREET THORNBURY VIC 3071	\$1,295,000	26-Aug-26
125 BEAVERS ROAD NORTHCOTE VIC 3070	\$1,320,000	23-May-26
98 DAREBIN ROAD NORTHCOTE VIC 3070	\$1,316,000	02-May-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: 31 August 2026



45A HAROLD STREET THORNBURY VIC 3071

^{RS}

\$1,295,000

Sold Date **26-Aug-26**



3



1



1

Distance

0.06km



125 BEAVERS ROAD NORTHCOTE VIC 3070

Sold Price

\$1,320,000

Sold Date **23-May-26**



3



1



2

Distance

1.1km



98 DAREBIN ROAD NORTHCOTE VIC 3070

Sold Price

\$1,316,000

Sold Date **02-May-26**



3



1



1

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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