

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

7/44 KEON 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

\$630,000

&

\$680,000

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

3/114 SMITH STREET THORNBURY VIC 3071	\$641,000	01-Apr-26
5/360 ST GEORGES ROAD THORNBURY VIC 3071	\$616,000	26-Feb-26
STRETTLE STREET THORNBURY VIC 3071	\$647,000	06-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: 23 June 2026



3/114 SMITH STREET THORNBURY VIC 3071

2 1 1

Sold Price

\$641,000

Sold Date

01-Apr-26

Distance

0.5km



5/360 ST GEORGES ROAD THORNBURY VIC 3071

2 1 1

Sold Price

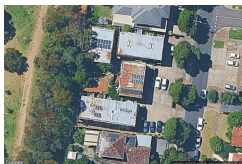
\$616,000

Sold Date

26-Feb-26

Distance

0.71km



STRETTLE STREET THORNBURY VIC 3071

2 1 1

Sold Price

\$647,000

Sold Date

06-May-26

Distance

0.73km



4/2 DUNDAS STREET THORNBURY VIC 3071

2 1 -

Sold Price

^{RS} **\$627,500**

Sold Date

13-May-26

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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