

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

103/636 HIGH 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Nov 2024

to

31 Oct 2025

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

102/5 BEAVERS ROAD NORTHCOTE VIC 3070	450000	15-Aug-25
8/455 HIGH STREET NORTHCOTE VIC 3070	430000	15-Nov-25
108/550 HIGH STREET NORTHCOTE VIC 3070	440000	17-Sep-25

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 November 2025



**102/5 BEAVERS ROAD
NORTHCOTE VIC 3070**

 1  1  1

Sold Price

450000 Sold Date **15-Aug-25**

Distance **0.77km**



**8/455 HIGH STREET NORTHCOTE
VIC 3070**

 1  1  1

Sold Price

^{RS} **430000** Sold Date **15-Nov-25**

Distance **0.73km**



**108/550 HIGH STREET
NORTHCOTE VIC 3070**

 1  1  1

Sold Price

440000 Sold Date **17-Sep-25**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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