

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

10/73 DAREBIN ROAD 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

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Aug 2024

to

31 Jul 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

9/73 DAREBIN ROAD THORNBURY VIC 3071	\$615,000	16-Dec-24
2/18 NEWCASTLE STREET PRESTON VIC 3072	\$670,000	10-Dec-24
5/11 CHRISTMAS STREET NORTHCOTE VIC 3070	\$660,000	28-Jun-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: 26 August 2025



9/73 DAREBIN ROAD THORNBURY VIC 3071 Sold Price **\$615,000** Sold Date **16-Dec-24**

 2  1  1

Distance **0km**



2/18 NEWCASTLE STREET PRESTON VIC 3072 Sold Price **\$670,000** Sold Date **10-Dec-24**

 2  1  1

Distance **1.43km**



5/11 CHRISTMAS STREET NORTHCOTE VIC 3070 Sold Price ^{RS} **\$660,000** Sold Date **28-Jun-25**

 2  1  1

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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