

## 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  
9/86 Collins Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000 & \$434,500

#### Median sale price

Median price \$502,500 Property Type Unit Suburb Thornbury  
Period - From 11/02/2025 to 10/02/2026 Source Property Data

#### 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                              | 1/33 Woolton Av THORNBURY 3071  | \$398,000 | 24/12/2025   |
| 2                              | 14/105 Dundas St PRESTON 3072   | \$395,000 | 19/12/2025   |
| 3                              | 10/86 Collins St THORNBURY 3071 | \$435,000 | 12/08/2025   |

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:

11/02/2026 15:57

**Rooms:** 2**Property Type:** Apartment**Agent Comments****Indicative Selling Price**

\$395,000 - \$434,500

**Median Unit Price**

11/02/2025 - 10/02/2026: \$502,500

## Comparable Properties

**1/33 Woolton Av THORNBURY 3071 (REI/VG)****Price:** \$398,000**Method:** Private Sale**Date:** 24/12/2025**Property Type:** Unit**Agent Comments****14/105 Dundas St PRESTON 3072 (REI)****Price:** \$395,000**Method:** Private Sale**Date:** 19/12/2025**Property Type:** Apartment**Agent Comments****10/86 Collins St THORNBURY 3071 (REI/VG)****Price:** \$435,000**Method:** Private Sale**Date:** 12/08/2025**Property Type:** Apartment**Agent Comments**