

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

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



1
 1
 1

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)

Agent Comments

1
 1
 1

Price: \$398,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit



14/105 Dundas St PRESTON 3072 (REI)

Agent Comments

1
 1
 1

Price: \$395,000
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment



10/86 Collins St THORNBURY 3071 (REI/VG)

Agent Comments

1
 1
 1

Price: \$435,000
Method: Private Sale
Date: 12/08/2025
Property Type: Apartment

Account - Collings Real Estate | P: 03 9486 2000



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