

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

7/8 Murray Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$385,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Thornbury

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	8/14 Hutton St THORNBURY 3071	\$366,000	09/02/2026
2	1/33 Woolton Av THORNBURY 3071	\$398,000	24/12/2025
3	9/31 Emmaline St NORTHCOTE 3070	\$380,000	15/12/2025

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:

07/05/2026 16:03

7/8 Murray Street, Thornbury Vic 3071

Stephanie Lentini
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1 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
March quarter 2026: \$690,000

Comparable Properties



8/14 Hutton St THORNBURY 3071 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$366,000
Method: Private Sale
Date: 09/02/2026
Property Type: Apartment



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



9/31 Emmaline St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$380,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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