

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

8 AVIARY GROVE 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jan 2025

to

31 Dec 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

25 SPARKS AVENUE THORNBURY VIC 3071	\$750,800	29-Oct-25
3/354 STATION STREET THORNBURY VIC 3071	\$775,000	22-Oct-25
1/304 ROSSMOYNE STREET THORNBURY VIC 3071	\$715,000	15-Nov-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: 27 January 2026



25 SPARKS AVENUE THORBURY VIC 3071

Sold Price

\$750,800

Sold Date

29-Oct-25
 2  2  1

Distance

0km


3/354 STATION STREET THORBURY VIC 3071

Sold Price

\$775,000

Sold Date

22-Oct-25
 2  2  1

Distance

0.56km


1/304 ROSSMOYNE STREET THORBURY VIC 3071

Sold Price

\$715,000

Sold Date

15-Nov-25
 2  1  1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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