

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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Aug 2025

to

31 Jul 2026

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

4/379-381 STATION STREET THORNBURY VIC 3071	\$680,000	14-Apr-26
8/58 CLARENDON STREET THORNBURY VIC 3071	\$675,000	01-Mar-26
10B/168 VICTORIA ROAD NORTHCOTE VIC 3070	\$680,000	13-Apr-26

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: 31 August 2026



4/379-381 STATION STREET THORNBURY VIC 3071

 2
  1
  1

Sold Price **\$680,000** Sold Date **14-Apr-26**

Distance **0.42km**



8/58 CLARENDON STREET THORNBURY VIC 3071

 2
  1
  1

Sold Price **\$675,000** Sold Date **01-Mar-26**

Distance **1.93km**



10B/168 VICTORIA ROAD NORTHCOTE VIC 3070

 2
  2
  1

Sold Price **\$680,000** Sold Date **13-Apr-26**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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