

# 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

352a Victoria Road, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$910,000 Property Type Townhouse Suburb Thornbury

Period - From 10/09/2024 to 09/09/2025 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	1/241 Heidelberg Rd NORTHCOTE 3070	\$1,250,000	21/08/2025
2	206 Clarendon St THORNBURY 3071	\$1,100,000	04/08/2025
3	34a Clyde St THORNBURY 3071	\$1,250,000	12/07/2025

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: 10/09/2025 14:43



3 2 1

**Property Type:**

**Agent Comments**

## Comparable Properties



1/241 Heidelberg Rd NORTHCOTE 3070 (REI)

**Agent Comments**

3 3 2

**Price:** \$1,250,000

**Method:**

**Date:** 21/08/2025

**Property Type:** Townhouse (Single)



206 Clarendon St THORNBURY 3071 (REI)

**Agent Comments**

3 2 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 04/08/2025

**Property Type:** House



34a Clyde St THORNBURY 3071 (REI/VG)

**Agent Comments**

3 1 3

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 12/07/2025

**Property Type:** House (Res)

**Land Size:** 366 sqm approx