

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

1/29 Clyde Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$647,000

Property Type Unit

Suburb Thornbury

Period - From 01/07/2025

to

30/06/2026

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	5/210 Arthur St FAIRFIELD 3078	\$500,000	14/05/2026
2	5/88 Normanby Av THORNBURY 3071	\$505,000	11/07/2026
3	21/8-10 Martin St THORNBURY 3071	\$520,000	13/06/2026

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:

04/08/2026 12:38

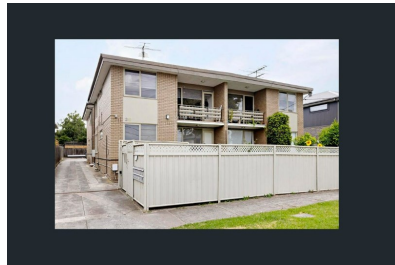


2 1 1

Property Type: Apa

Agent Comments

Comparable Properties



5/210 Arthur St FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method:

Date: 14/05/2026

Property Type: Apartment



5/88 Normanby Av THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$505,000

Method: Private Sale

Date: 11/07/2026

Property Type: Apartment



21/8-10 Martin St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 13/06/2026

Property Type: Apartment