

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 6B Walsh Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,150,000 & \$1,220,000

Median sale price

Median price \$1,437,500 Property Type House Suburb Thornbury

Period - From 01/10/2024 to 31/12/2024 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	110 Speight St THORNBURY 3071	\$1,200,000	30/11/2024
2	25A Lewis St THORNBURY 3071	\$1,230,000	26/10/2024
3	1A Alston St THORNBURY 3071	\$1,090,000	05/10/2024

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: 23/01/2025 16:47



Property Type:

Agent Comments

Comparable Properties



110 Speight St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,200,000

Method:

Date: 30/11/2024

Property Type: House



25A Lewis St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,230,000

Method:

Date: 26/10/2024

Property Type: Townhouse (Single)



1A Alston St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,090,000

Method:

Date: 05/10/2024

Property Type: Townhouse (Single)

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