

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

51 Alston Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,495,000 Property Type House Suburb Thornbury

Period - From 01/01/2026 to 31/03/2026 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	245 Darebin Rd THORNBURY 3071	\$1,300,000	07/03/2026
2	5 Walsh Av THORNBURY 3071	\$1,225,000	15/11/2025
3	277 Victoria Rd THORNBURY 3071	\$1,250,000	23/10/2025

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:

11/04/2026 16:07



3 2 2

Property Type: House (Res)

Land Size: 535 sqm approx

Agent Comments

Comparable Properties



245 Darebin Rd THORNBURY 3071 (REI)

Agent Comments

3 1 3

Price: \$1,300,000

Method: Sold Before Auction

Date: 07/03/2026

Property Type: House (Res)

Land Size: 547 sqm approx



5 Walsh Av THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,225,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)



277 Victoria Rd THORNBURY 3071 (REI/VG)

Agent Comments

3 1 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: House (Res)

Land Size: 480 sqm approx