

# 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 366c 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 \$800,000 & \$880,000

### Median sale price

Median price \$925,000 Property Type Townhouse Suburb Thornbury

Period - From 11/05/2025 to 10/05/2026 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	39/85c Clyde St THORNBURY 3071	\$820,500	18/04/2026
2	2/13 Sussex St PRESTON 3072	\$855,000	14/03/2026
3	2/54 Clarendon St THORNBURY 3071	\$888,000	18/02/2026

**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: 11/05/2026 11:32



**Property Type:** Townhouse (Res)

**Land Size:** 134 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Townhouse Price**

11/05/2025 - 10/05/2026: \$925,000

## Comparable Properties



**39/85c Clyde St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$820,500

**Method:** Private Sale

**Date:** 18/04/2026

**Property Type:** Townhouse (Res)



**2/13 Sussex St PRESTON 3072 (REI/VG)**

**Agent Comments**



**Price:** \$855,000

**Method:** Private Sale

**Date:** 14/03/2026

**Property Type:** Unit



**2/54 Clarendon St THORNBURY 3071 (REI/VG)**

**Agent Comments**



**Price:** \$888,000

**Method:** Private Sale

**Date:** 18/02/2026

**Property Type:** Townhouse (Res)