

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 366B Victoria Road, Thornbury Vic 3071

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

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

Period - From 06/05/2025 to 05/05/2026 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	15 Ibis Pl THORNBURY 3071	\$854,000	22/11/2025
3	2/11 Clarendon St THORNBURY 3071	\$840,000	18/11/2025

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: 06/05/2026 15:10



Rooms: 3
Property Type: Unit
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Townhouse Price
06/05/2025 - 05/05/2026: \$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)



15 Ibis Pl THORNBURY 3071 (REI/VG)

[Agent Comments](#)



Price: \$854,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



2/11 Clarendon St THORNBURY 3071 (REI/VG)

[Agent Comments](#)



Price: \$840,000
Method: Private Sale
Date: 18/11/2025
Property Type: Townhouse (Res)