

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

Single price

\$839,000

Median sale price

Median price

\$915,000

Property Type

Townhouse

Suburb

Thornbury

Period - From

04/08/2025

to

03/08/2026

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	2/16 Shaftesbury Pde THORNBURY 3071	\$850,000	11/07/2026
2	366c Victoria Rd THORNBURY 3071	\$885,000	06/06/2026
3	3/236 Collins St THORNBURY 3071	\$820,500	06/04/2026

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 14:30



2 1 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$839,000

Median Townhouse Price

04/08/2025 - 03/08/2026: \$915,000

Comparable Properties



2/16 Shaftesbury Pde THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$850,000

Method: Auction Sale

Date: 11/07/2026

Property Type: Townhouse (Res)



366c Victoria Rd THORNBURY 3071 (REI)

Agent Comments

2 1 2

Price: \$885,000

Method: Auction Sale

Date: 06/06/2026

Property Type: Townhouse (Res)

Land Size: 134 sqm approx



3/236 Collins St THORNBURY 3071 (REI/VG)

Agent Comments

2 2 1

Price: \$820,500

Method: Private Sale

Date: 06/04/2026

Property Type: Townhouse (Single)