

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

1/80 ALSTON COURT THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,370,000

&

\$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Thornbury

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

6B WALSH AVENUE THORNBURY VIC 3071	\$1,380,000	04-Feb-25
291 GOOCH STREET THORNBURY VIC 3071	\$1,410,000	18-Apr-25
193A DUNDAS STREET PRESTON VIC 3072	\$1,403,000	16-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 31 March 2026


**6B WALSH AVENUE THORNBURY
VIC 3071**
 3  -  -

Sold Price

\$1,380,000

Sold Date

04-Feb-25

Distance

0.23km

**291 GOOCH STREET THORNBURY
VIC 3071**
 4  2  1

Sold Price

\$1,410,000

Sold Date

18-Apr-25

Distance

0.48km

**193A DUNDAS STREET PRESTON
VIC 3072**
 5  2  2

Sold Price

\$1,403,000

Sold Date

16-Feb-25

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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