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	10/87a Clyde Street, Thornbury Vic 3071

Indicative selling price

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

Range between $290,000 & $319,000

Median sale price

Median price $600,000 Property Type Unit Suburb Thornbury

Period - From 01/10/2024 to 31/12/2024 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	9/58 Gillies St FAIRFIELD 3078	$320,000	11/12/2024
2	3/99 Smith St THORNBURY 3071	$320,000	02/10/2024
3	10/72 Dundas St THORNBURY 3071	$315,000	26/09/2024

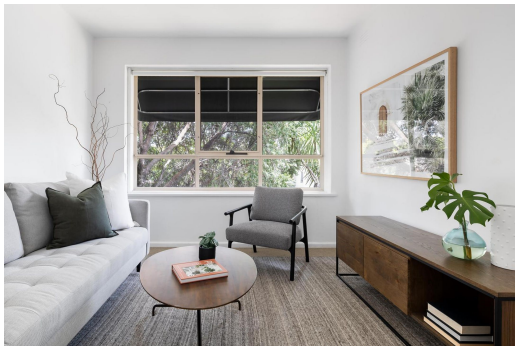
OR

~~**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: 10/02/2025 22:28

10/87a Clyde Street, Thornbury Vic 3071

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$290,000 - $319,000
Median Unit Price
December quarter 2024: $600,000

Comparable Properties



9/58 Gillies St FAIRFIELD 3078 (REI)

1 1 1

Price: $320,000
Method: Private Sale
Date: 11/12/2024
Property Type: Apartment

Agent Comments



3/99 Smith St THORNBURY 3071 (VG)

1 - -

Price: $320,000
Method: Sale
Date: 02/10/2024
Property Type: Strata Flat - Single OYO Flat

Agent Comments



10/72 Dundas St THORNBURY 3071 (REI/VG)

1 1 1

Price: $315,000
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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