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	9 Walsh Avenue, Thornbury Vic 3071

Indicative selling price

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

Single price $1,095,000

Median sale price

Median price $865,000 Property Type Townhouse Suburb Thornbury

Period - From 02/06/2024 to 01/06/2025 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	1c Alston St THORNBURY 3071	$1,050,000	31/05/2025
2			
3			

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: 02/06/2025 10:44

9 Walsh Avenue, Thornbury Vic 3071

Nelson Alexander

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3 1 2

Property Type: House (Res)
Land Size: 265 sqm approx

Agent Comments

Indicative Selling Price
$1,095,000
Median Townhouse Price
02/06/2024 - 01/06/2025: $865,000

Comparable Properties



1c Alston St THORNBURY 3071 (REI)

3 2 2

Price: $1,050,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)

Agent Comments

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.

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