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<br>Including suburb and postcode | 45 Clyde Street, Thornbury Vic 3071 |

## Indicative selling price

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

Single price $1,825,000

## Median sale price

Median price $1,415,000 Property Type House Suburb Thornbury

Period - From 01/04/2025 to 30/06/2025 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 | 100 Darebin Rd NORTHCOTE 3070 | $1,985,000 | 05/08/2025 |
| 2 | 25 Wales St THORNBURY 3071 | $1,850,000 | 04/08/2025 |
| 3 | 11 Harold St THORNBURY 3071 | $1,860,000 | 31/05/2025 |

**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: 15/09/2025 12:37

# 45 Clyde Street, Thornbury Vic 3071

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**Indicative Selling Price**
$1,825,000
**Median House Price**
June quarter 2025: $1,415,000




4 1

**Property Type:** House (Res)
**Land Size:** 374 sqm approx

Agent Comments

## Comparable Properties



**100 Darebin Rd NORTHCOTE 3070 (REI)**

3 1 1

**Price:** $1,985,000
**Method:** Sold Before Auction
**Date:** 05/08/2025
**Property Type:** House (Res)
**Land Size:** 556 sqm approx

Agent Comments



**25 Wales St THORNBURY 3071 (REI)**

3 2 1

**Price:** $1,850,000
**Method:** Private Sale
**Date:** 04/08/2025
**Property Type:** House (Res)

Agent Comments



**11 Harold St THORNBURY 3071 (REI/VG)**

3 1 1

**Price:** $1,860,000
**Method:** Private Sale
**Date:** 31/05/2025
**Property Type:** House
**Land Size:** 406 sqm approx

Agent Comments



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