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	35a Clapham Street, Thornbury Vic 3071

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price $900,000 Property Type Townhouse Suburb Thornbury

Period - From 07/10/2024 to 06/10/2025 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	11a Ethel St THORNBURY 3071	$1,100,000	22/08/2025
2	206 Clarendon St THORNBURY 3071	$1,100,000	04/08/2025
3	9 Walsh Av THORNBURY 3071	$1,063,000	06/06/2025

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: 07/10/2025 17:08

35a Clapham Street, Thornbury Vic 3071

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3 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$980,000 - $1,050,000
Median Townhouse Price
07/10/2024 - 06/10/2025: $900,000

Comparable Properties



11a Ethel St THORNBURY 3071 (REI/VG)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 22/08/2025
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments



206 Clarendon St THORNBURY 3071 (REI/VG)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 04/08/2025
Property Type: House

Agent Comments



9 Walsh Av THORNBURY 3071 (REI/VG)

3 1 2

Price: $1,063,000
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 265 sqm approx

Agent Comments

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