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	80 Fyffe Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,750,000

Median sale price

Median price $1,465,000 Property Type House Suburb Thornbury

Period - From 01/10/2024 to 30/09/2025 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	59 Comas Gr THORNBURY 3071	$1,750,000	08/11/2025
2	29 Raleigh St THORNBURY 3071	$1,785,000	13/09/2025
3	77 Shaftesbury Pde THORNBURY 3071	$1,740,000	10/09/2025

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: 17/11/2025 11:28

80 Fyffe Street, Thornbury Vic 3071

Nelson Alexander

Liz Walker
9490 2900
0412 659 140
lwalker@nelsonalexander.com.au



Property Type:
Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
Year ending September 2025: $1,465,000

Comparable Properties



59 Comas Gr THORNBURY 3071 (REI)

3 | 1 | 1

Price: $1,750,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 409 sqm approx

Agent Comments



29 Raleigh St THORNBURY 3071 (REI)

3 | 2 | 1

Price: $1,785,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 380 sqm approx

Agent Comments



77 Shaftesbury Pde THORNBURY 3071 (REI)

3 | 1 | 1

Price: $1,740,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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