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 | 109b Clyde Street, Thornbury Vic 3071 |

## Indicative selling price

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

Range between $1,500,000 & $1,600,000

## Median sale price

Median price $1,517,500 Property Type House Suburb Thornbury

Period - From 01/07/2025 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 | 1/11 Pender St THORNBURY 3071 | $1,520,000 | 14/08/2025 |
| 2 | 99a Beaconsfield Pde NORTHCOTE 3070 | $1,570,000 | 19/07/2025 |
| 3 | 156a Mansfield St THORNBURY 3071 | $1,461,000 | 19/07/2025 |

**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.~~

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# 109b Clyde Street, Thornbury Vic 3071

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3 2 1

**Property Type:**
**Land Size:** 208 sqm approx

Agent Comments

**Indicative Selling Price**
$1,500,000 - $1,600,000
**Median House Price**
September quarter 2025: $1,517,500

## Comparable Properties

**1/11 Pender St THORNBURY 3071 (VG)**

3 - -

Agent Comments

**Price:** $1,520,000
**Method:** Sale
**Date:** 14/08/2025
**Property Type:** House - Attached House N.E.C.
**Land Size:** 755 sqm approx



**99a Beaconsfield Pde NORTHCOTE 3070 (REI/VG)**

3 3 1

Agent Comments

**Price:** $1,570,000
**Method:** Auction Sale
**Date:** 19/07/2025
**Property Type:** House (Res)



**156a Mansfield St THORNBURY 3071 (REI/VG)**

3 2 2

Agent Comments

**Price:** $1,461,000
**Method:** Sold Before Auction
**Date:** 19/07/2025
**Property Type:** House (Res)
**Land Size:** 224 sqm approx



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