

# 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

85D Clyde Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,230,000

### Median sale price

Median price \$917,500

Property Type Townhouse

Suburb Thornbury

Period - From 28/02/2025

to 27/02/2026

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	2/7a Edward Ct IVANHOE 3079	\$1,280,000	18/02/2026
2	4/152 Grange Rd ALPHINGTON 3078	\$1,220,000	08/02/2026
3	17a Ethel St THORNBURY 3071	\$1,200,000	05/12/2025

**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:

28/02/2026 21:47



 4  2  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,230,000

**Median Townhouse Price**

28/02/2025 - 27/02/2026: \$917,500

## Comparable Properties



**2/7a Edward Ct IVANHOE 3079 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 18/02/2026

**Property Type:** Townhouse (Single)



**4/152 Grange Rd ALPHINGTON 3078 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 08/02/2026

**Property Type:** Townhouse (Single)



**17a Ethel St THORNBURY 3071 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 164 sqm approx

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