

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

11/45 WOOLTON AVENUE THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

7/64 WOOLTON AVENUE THORNBURY VIC 3071	\$360,000	01-Aug-25
10/4 DUNDAS STREET THORNBURY VIC 3071	\$370,000	12-Jun-25
3/23 BALMORAL AVENUE BRUNSWICK EAST VIC 3057	\$385,000	22-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 04 December 2025



**7/64 WOOLTON AVENUE
THORNBURY VIC 3071**

 1  1  1

Sold Price **\$360,000** Sold Date **01-Aug-25**

Distance **0.29km**



**10/4 DUNDAS STREET
THORNBURY VIC 3071**

 1  1  1

Sold Price **\$370,000** Sold Date **12-Jun-25**

Distance **1.14km**



**3/23 BALMORAL AVENUE
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price ^{RS} **\$385,000** Sold Date **22-Nov-25**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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