

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

11/4 DUNDAS STREET 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Mar 2025

to

28 Feb 2026

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

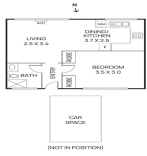
Date of sale

8/14 HUTTON STREET THORNBURY VIC 3071	\$366,000	09-Feb-26
6/40 WOOLTON AVENUE THORNBURY VIC 3071	\$375,000	05-Dec-25
2/5 SMITH STREET THORNBURY VIC 3071	\$360,000	22-Oct-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: 11 March 2026



**8/14 HUTTON STREET
 THORNBURY VIC 3071**

1 1 1

Sold Price ^{RS} **\$366,000** Sold Date **09-Feb-26**

Distance **0.43km**

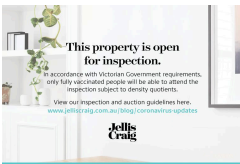


**6/40 WOOLTON AVENUE
 THORNBURY VIC 3071**

1 1 1

Sold Price **\$375,000** Sold Date **05-Dec-25**

Distance **1.07km**



**2/5 SMITH STREET THORNBURY
 VIC 3071**

1 1 1

Sold Price **\$360,000** Sold Date **22-Oct-25**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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