

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

9/6 Francis Grove, Thornbury Vic 3071

Indicative selling price

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

Range between \$300,000

&

\$325,000

Median sale price

Median price \$543,700

Property Type Unit

Suburb Thornbury

Period - From 01/01/2025

to 31/03/2025

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	3/72 Dundas St THORNBURY 3071	\$295,000	09/03/2025
2	2/42 Dundas St THORNBURY 3071	\$307,000	03/03/2025
3	10/87a Clyde St THORNBURY 3071	\$321,000	24/02/2025

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:

22/04/2025 15:42



Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/72 Dundas St THORNBURY 3071 (REI)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 09/03/2025

Property Type: Apartment



2/42 Dundas St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$307,000

Method: Private Sale

Date: 03/03/2025

Property Type: Unit



10/87a Clyde St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$321,000

Method: Private Sale

Date: 24/02/2025

Property Type: Apartment