

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

273 Victoria Road, Thornbury Vic 3071

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,477,500 Property Type House Suburb Thornbury

Period - From 01/07/2024 to 30/06/2025 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	20 Dundas St THORNBURY 3071	\$860,000	01/04/2025
2			
3			

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:

08/07/2025 11:51

273 Victoria Road, Thornbury Vic 3071

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2 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
Year ending June 2025: \$1,477,500

Comparable Properties



20 Dundas St THORBURY 3071 (VG)

Agent Comments

2 - -

Price: \$860,000
Method: Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 237 sqm approx

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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