Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 273 Victoria Road, Thornbury Vic 3071

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$1,477,500	Pro	operty Type	Hou	ISE		Suburb	Thornbury
Period - From	01/07/2024	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	20 Dundas St THORNBURY 3071	\$860,000	01/04/2025
2			
3			

OR

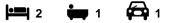
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

08/07/2025 11:51







Property Type: House Agent Comments

Anthony Lapadula 0401 655 005 alapadula@woodards.com.au

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

Comparable Properties



20 Dundas St THORNBURY 3071 (VG)



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

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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