

## 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

2/55 MARTIN STREET THORNBURY VIC 3071

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

11/14 BALLANTYNE STREET THORNBURY VIC 3071	\$365,000	06-Nov-24
3/74 DUNDAS STREET THORNBURY VIC 3071	\$350,000	17-Sep-24
6/135 RALEIGH STREET THORNBURY VIC 3071	\$400,000	12-Dec-24

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: 02 February 2025



**11/14 BALLANTYNE STREET  
THORNBURY VIC 3071**

1 1 1

Sold Price **\$365,000** Sold Date **06-Nov-24**

Distance **0.59km**



**3/74 DUNDAS STREET  
THORNBURY VIC 3071**

1 1 1

Sold Price **\$350,000** Sold Date **17-Sep-24**

Distance **0.94km**



**6/135 RALEIGH STREET  
THORNBURY VIC 3071**

1 1 -

Sold Price **\$400,000** Sold Date **12-Dec-24**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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