

# 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

10/4 Dundas Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$369,500

### Median sale price

Median price

\$508,250

Property Type

Unit

Suburb

Thornbury

Period - From

30/05/2024

to

29/05/2025

Source

Property Data

### 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 | 12/30 Strettle St THORNBURY 3071 | \$369,500 | 11/04/2025   |
| 2 | 17/5 Kemp St THORNBURY 3071      | \$375,000 | 18/03/2025   |
| 3 | 12/87a Clyde St THORNBURY 3071   | \$380,000 | 14/05/2025   |

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:

30/05/2025 17:05

10/4 Dundas Street, Thornbury Vic 3071



John Bisignano

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**Indicative Selling Price**

\$369,500

**Median Unit Price**

30/05/2024 - 29/05/2025: \$508,250



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**12/30 Strettle St THORNBURY 3071 (REI)**

**Agent Comments**

1 1 1

**Price:** \$369,500

**Method:** Private Sale

**Date:** 11/04/2025

**Property Type:** Apartment



**17/5 Kemp St THORNBURY 3071 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$375,000

**Method:** Private Sale

**Date:** 18/03/2025

**Property Type:** Apartment



**12/87a Clyde St THORNBURY 3071 (REI)**

**Agent Comments**

1 1 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 14/05/2025

**Property Type:** Apartment

**Account - THE BISI AGENT** | P: 0413067916 | F: 03 9482 2055



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