

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

52 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,437,500 Property Type House Suburb Thornbury

Period - From 01/10/2024 to 31/12/2024 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	89 Rennie St THORNBURY 3071	\$1,510,000	15/02/2025
2	115 Gladstone Av NORTHCOTE 3070	\$1,540,000	14/12/2024
3	167 Raleigh St THORNBURY 3071	\$1,550,000	12/12/2024

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: 06/03/2025 11:11



Rooms: 4

Property Type: House (Res)

Land Size: 380 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2024: \$1,437,500

Comparable Properties



89 Rennie St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)



115 Gladstone Av NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,540,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 377 sqm approx



167 Raleigh St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 12/12/2024

Property Type: House (Res)

Land Size: 352 sqm approx