

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

1/57 ALSTON STREET THORNBURY VIC 3071

Indicative selling price

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

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,415,000

Property type

Other

Suburb

Thornbury

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

3/180 DUNDAS STREET THORNBURY VIC 3071	\$1,240,000	05-Aug-25
1/4 HAY STREET PRESTON VIC 3072	\$1,200,000	11-Aug-25
9 WALSH AVENUE THORNBURY VIC 3071	\$1,063,000	06-Jun-25

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: 24 November 2025

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**3/180 DUNDAS STREET
THORNBURY VIC 3071**

 3  -  -

Sold Price **\$1,240,000** Sold Date **05-Aug-25**

Distance **0.21km**



**1/4 HAY STREET PRESTON VIC
3072**

 3  2  2

Sold Price **\$1,200,000** Sold Date **11-Aug-25**

Distance **0.43km**



**9 WALSH AVENUE THORNBURY
VIC 3071**

 3  1  1

Sold Price **\$1,063,000** Sold Date **06-Jun-25**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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