

## 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  \$1,140,000 &  \$1,220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Thornbury
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> 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
9 ETHEL STREET THORNBURY VIC 3071	1200000	18-Sep-25
11A ETHEL STREET THORNBURY VIC 3071	1100000	22-Aug-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: 03 February 2026

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**9 ETHEL STREET THORNBURY VIC 3071** Sold Price

**1200000** Sold Date **18-Sep-25**

3 2 1

Distance **1.98km**



**11A ETHEL STREET THORNBURY VIC 3071**

Sold Price

**1100000** Sold Date **22-Aug-25**

3 2 1

Distance **1.98km**

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

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