

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

\$1,410,000

Property type

House

Suburb

Thornbury

Period-from

01 Feb 2025

to

31 Jan 2026

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

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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