

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 366B Victoria Road, Thornbury Vic 3071

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$915,000 Property Type Townhouse Suburb Thornbury

Period - From 17/06/2025 to 16/06/2026 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	1/21-23 Cormac St PRESTON 3072	\$803,000	18/05/2026
2	39/85c Clyde St THORNBURY 3071	\$820,500	18/04/2026
3	3/236 Collins St THORNBURY 3071	\$820,500	06/04/2026

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: 17/06/2026 14:36



2 1 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median Townhouse Price
17/06/2025 - 16/06/2026: \$915,000

Comparable Properties



1/21-23 Cormac St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$803,000
Method: Private Sale
Date: 18/05/2026
Property Type: Townhouse (Single)
Land Size: 195 sqm approx



39/85c Clyde St THORNBURY 3071 (REI/VG)

Agent Comments

2 2 1

Price: \$820,500
Method: Private Sale
Date: 18/04/2026
Property Type: Townhouse (Res)



3/236 Collins St THORNBURY 3071 (REI/VG)

Agent Comments

2 2 1

Price: \$820,500
Method: Private Sale
Date: 06/04/2026
Property Type: Townhouse (Single)

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