

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

10/4 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$369,500

Median sale price

Median price

\$508,250

Property Type

Unit

Suburb

Thornbury

Period - From

30/05/2024

to

29/05/2025

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	12/30 Strettle St THORNBURY 3071	\$369,500	11/04/2025
2	17/5 Kemp St THORNBURY 3071	\$375,000	18/03/2025
3	12/87a Clyde St THORNBURY 3071	\$380,000	14/05/2025

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:

30/05/2025 17:05

10/4 Dundas Street, Thornbury Vic 3071



John Bisignano

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Indicative Selling Price

\$369,500

Median Unit Price

30/05/2024 - 29/05/2025: \$508,250



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/30 Strettle St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$369,500

Method: Private Sale

Date: 11/04/2025

Property Type: Apartment



17/5 Kemp St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 18/03/2025

Property Type: Apartment



12/87a Clyde St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$380,000

Method: Private Sale

Date: 14/05/2025

Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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