

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

107 Clyde Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,495,000

Property Type House

Suburb Thornbury

Period - From 01/01/2026

to

31/03/2026

Source REIV

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	305 Raleigh St THORNBURY 3071	\$2,075,000	03/03/2026
2	29 Bennett St ALPHINGTON 3078	\$2,350,000	25/02/2026
3	155B Gooch St THORNBURY 3071	\$2,150,000	26/01/2026

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:

07/05/2026 15:54



 4  3  1

Property Type: House

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



305 Raleigh St THORNBURY 3071 (REI)

Agent Comments

 4  2  3

Price: \$2,075,000

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 470 sqm approx



29 Bennett St ALPHINGTON 3078 (REI/VG)

Agent Comments

 4  2  4

Price: \$2,350,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 595 sqm approx



155B Gooch St THORNBURY 3071 (REI/VG)

Agent Comments

 4  3  1

Price: \$2,150,000

Method: Sold Before Auction

Date: 26/01/2026

Property Type: House (Res)

Land Size: 317 sqm approx