

# 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

134 Dundas Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,270,000

### Median sale price

Median price \$1,510,000

Property Type House

Suburb Thornbury

Period - From 01/10/2025

to

31/12/2025

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 | 154 Dundas St THORNBURY 3071   | \$1,285,000 | 13/01/2026   |
| 2 | 155 Collins St THORNBURY 3071  | \$1,240,000 | 24/10/2025   |
| 3 |                                |             |              |

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:

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**Indicative Selling Price**

\$1,200,000 - \$1,270,000

**Median House Price**

December quarter 2025: \$1,510,000



3 1 4

**Property Type:** House  
**Land Size:** 641 sqm approx  
**Agent Comments**

## Comparable Properties



**154 Dundas St THORNBURY 3071 (REI/VG)**

**Agent Comments**

2 1 4

**Price:** \$1,285,000  
**Method:** Private Sale  
**Date:** 13/01/2026  
**Property Type:** House  
**Land Size:** 527 sqm approx

**155 Collins St THORNBURY 3071 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$1,240,000  
**Method:** Private Sale  
**Date:** 24/10/2025  
**Property Type:** House (Res)  
**Land Size:** 526 sqm approx

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.