

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

18B Gladhall Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,780,000

&

\$1,850,000

Median sale price

Median price \$1,385,000

Property Type House

Suburb Thornbury

Period - From 01/01/2025

to

31/03/2025

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	3/15 Dudley St IVANHOE 3079	\$1,830,000	13/12/2024
2	10 Munro St NORTHCOTE 3070	\$1,900,000	22/11/2024
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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Luke Brizzi
9489 9422
0417 324 339
lukebrizzi@mcgrath.com.au

Indicative Selling Price

\$1,780,000 - \$1,850,000

Median House Price

March quarter 2025: \$1,385,000



3 2 2

Property Type:
Agent Comments

Comparable Properties



3/15 Dudley St IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$1,830,000
Method: Private Sale
Date: 13/12/2024
Rooms: 5
Property Type: Townhouse (Res)



10 Munro St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 1

Price: \$1,900,000
Method: Sold Before Auction
Date: 22/11/2024
Property Type: House (Res)
Land Size: 417 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.



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