

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

3/9 HAMMOND STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Thornbury

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

2/40 CLARENDON STREET THORNBURY VIC 3071	\$390,000	24-Apr-25
7/17 KEMP STREET THORNBURY VIC 3071	\$420,100	05-Mar-25

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 6 months.

This Statement of Information was prepared on: 12 May 2025



**2/40 CLARENDON STREET
THORNBURY VIC 3071**

 1  1  -

Sold Price ^{RS} **\$390,000** Sold Date **24-Apr-25**

Distance **0.72km**



**7/17 KEMP STREET THORNBURY
VIC 3071**

 1  1  1

Sold Price **\$420,100** Sold Date **05-Mar-25**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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