Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8/50 Normanby Avenue, Thornbury Vic 3071
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$543,700	Pro	perty Type	Unit		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

Add	dress of comparable property	Price	Date of sale
1	3/72 Dundas St THORNBURY 3071	\$295,000	09/03/2025
2	8/5 Kemp St THORNBURY 3071	\$320,000	08/03/2025
3	2/42 Dundas St THORNBURY 3071	\$307,000	03/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/05/2025 12:04
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Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** March quarter 2025: \$543,700





Rooms: 2

Property Type: Apartment **Agent Comments**

Comparable Properties



3/72 Dundas St THORNBURY 3071 (REI/VG)

Price: \$295,000 Method: Private Sale Date: 09/03/2025

Property Type: Apartment

Agent Comments

8/5 Kemp St THORNBURY 3071 (VG)







Agent Comments

Price: \$320,000 Method: Sale Date: 08/03/2025

Property Type: Strata Flat - Single OYO Flat



2/42 Dundas St THORNBURY 3071 (REI/VG)

Price: \$307,000 Method: Private Sale Date: 03/03/2025 Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9070 5095





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