

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

8/50 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$543,700

Property 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	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 comparable properties 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



1 bed 1 bath 1 car

Rooms: 2
Property Type: Apartment
Agent Comments

Comparable Properties



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

Agent Comments

1 bed 1 bath - car

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

8/5 Kemp St THORNBURY 3071 (VG)

Agent Comments

1 bed - bath - car

Price: \$320,000
Method: Sale
Date: 08/03/2025
Property Type: Strata Flat - Single OYO Flat



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

Agent Comments

1 bed 1 bath 1 car

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