

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

10/46 Clarendon Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$529,500

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Thornbury

Period - From

05/03/2024

to

04/03/2025

Source

Property Data

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	6/16 Kemp St THORNBURY 3071	\$547,500	29/01/2025
2	5//16 Kemp St THORNBURY 3071	\$530,000	30/09/2024
3	18/116 Arthurton Rd NORTHCOTE 3070	\$545,000	22/02/2025

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:

05/03/2025 13:30



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Indicative Selling Price
\$529,500

Median Unit Price

05/03/2024 - 04/03/2025: \$530,000



2 1 1

Property Type: Apartment
Agent Comments

Comparable Properties



6/16 Kemp St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$547,500
Method:
Date: 29/01/2025
Property Type: Apartment



5//16 Kemp St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$530,000
Method:
Date: 30/09/2024
Property Type: Apartment



18/116 Arthurton Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$545,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit