

## 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

19/158 CLARENDON STREET THORNBURY VIC 3071

### Indicative selling price

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

Single Price

\$649,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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

102/558 HIGH STREET THORNBURY VIC 3071	\$675,000	17-Apr-25
4/14 KEMP STREET THORNBURY VIC 3071	\$680,000	03-Sep-25
2/79 NORMANBY AVENUE THORNBURY VIC 3071	\$649,000	17-Apr-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: 20 September 2025



## 102/558 HIGH STREET THORNBURY VIC 3071

2 2 1

Sold Price **\$675,000** Sold Date **17-Apr-25**

Distance **1.04km**



## 4/14 KEMP STREET THORNBURY VIC 3071

2 1 1

Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **03-Sep-25**

Distance **1.44km**



## 2/79 NORMANBY AVENUE THORNBURY VIC 3071

2 1 1

Sold Price **\$649,000** Sold Date **17-Apr-25**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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