

# 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

1/46 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)

Range between

\$560,000

&

\$580,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Thornbury

Period - From

24/04/2025

to

23/04/2026

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	16/30-34 Strettle St THORNBURY 3071	\$550,000	02/04/2026
2	4/11 Christmas St NORTHCOTE 3070	\$555,000	27/02/2026
3			

**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:

24/04/2026 15:19



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**16/30-34 Strettle St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 02/04/2026

**Property Type:** Apartment



**4/11 Christmas St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$555,000

**Method:** Private Sale

**Date:** 27/02/2026

**Property Type:** Unit

**Land Size:** 1042 sqm approx

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.