

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

71 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,495,000

Property Type

House

Suburb

Thornbury

Period - From

06/08/2025

to

05/08/2026

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	18 Tharratt St THORNBURY 3071	\$1,235,000	14/06/2026
2	3/59 Martin St THORNBURY 3071	\$1,155,000	10/07/2026
3	33 Kelvin Gr THORNBURY 3071	\$1,220,000	24/06/2026

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:

06/08/2026 20:13



Property Type: House

Land Size: 249 sqm approx

Agent Comments

Comparable Properties



18 Tharratt St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,235,000

Method: Private Sale

Date: 14/06/2026

Property Type: House



3/59 Martin St THORNBURY 3071 (REI)

Agent Comments

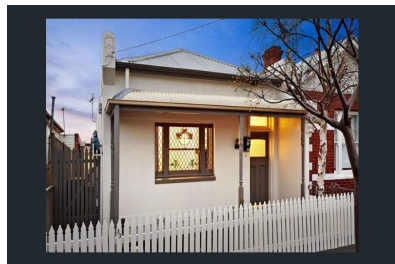


Price: \$1,155,000

Method: Sold Before Auction

Date: 10/07/2026

Property Type: Unit



33 Kelvin Gr THORNBURY 3071 (REI)

Agent Comments



Price: \$1,220,000

Method: Sold Before Auction

Date: 24/06/2026

Property Type: House (Res)

Land Size: 191 sqm approx