

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

8/40 CLARENDON STREET THORNBURY VIC 3071

Indicative selling price

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

Single Price

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Oct 2024

to

30 Sep 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

16/25-27 MARTIN STREET THORNBURY VIC 3071	\$555,000	18-Oct-25
5/30 KEMP STREET THORNBURY VIC 3071	\$505,000	30-Sep-25
1/360 ST GEORGES ROAD THORNBURY VIC 3071	\$520,000	18-Jul-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: 27 October 2025



**16/25-27 MARTIN STREET
THORNBURY VIC 3071**

2 1 -

Sold Price

^{RS} **\$555,000**

Sold Date

18-Oct-25

Distance

0.07km



**5/30 KEMP STREET THORNBURY
VIC 3071**

2 1 -

Sold Price

^{RS} **\$505,000**

Sold Date

30-Sep-25

Distance

0.79km



**1/360 ST GEORGES ROAD
THORNBURY VIC 3071**

2 1 1

Sold Price

\$520,000

Sold Date

18-Jul-25

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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