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	4/115 Shaftesbury Parade, Thornbury Vic 3071

Indicative selling price

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

Single price $315,000

Median sale price

Median price $607,500 Property Type Unit Suburb Thornbury

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	13/115 Shaftesbury Pde THORNBURY 3071	$330,000	30/07/2025
2	11/9 Kemp St THORNBURY 3071	$290,000	30/05/2025
3	4/14 Mansfield St THORNBURY 3071	$322,500	09/05/2025

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: 15/09/2025 15:32

4/115 Shaftesbury Parade, Thornbury Vic 3071

JellisCraig

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$315,000
Median Unit Price
June quarter 2025: $607,500

Comparable Properties



13/115 Shaftesbury Pde THORNBURY 3071 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 30/07/2025
Property Type: Apartment

Agent Comments



11/9 Kemp St THORNBURY 3071 (VG)

1 - -

Price: $290,000
Method: Sale
Date: 30/05/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments



4/14 Mansfield St THORNBURY 3071 (VG)

2 - -

Price: $322,500
Method: Sale
Date: 09/05/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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