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	3/11 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,415,000 Property Type House 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	6/4 Strettle St THORNBURY 3071	$1,350,000	31/05/2025
2	2/11 Pender St THORNBURY 3071	$1,395,000	26/08/2025
3	4/14 Pender St THORNBURY 3071	$1,240,000	12/08/2025

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: 22/09/2025 10:32

3/11 Pender Street, Thornbury Vic 3071

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3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2025: $1,415,000

Comparable Properties

6/4 Strettle St THORNBURY 3071 (REI)

3 2 1

Price: $1,350,000
Method:
Date: 31/05/2025
Property Type: Townhouse (Single)

Agent Comments

2/11 Pender St THORNBURY 3071 (REI)

- - -

Price: $1,395,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit

Agent Comments



4/14 Pender St THORNBURY 3071 (REI)

3 2 2

Price: $1,240,000
Method: Sold Before Auction
Date: 12/08/2025
Property Type: Townhouse (Res)

Agent Comments

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