

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 5 Shaftesbury Parade, Thornbury Vic 3071

Indicative selling price

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

Single price \$1,360,000

Median sale price

Median price \$1,495,000

Property Type House

Suburb Thornbury

Period - From 01/01/2026

to 31/03/2026

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	121 Smith St THORNBURY 3071	\$1,392,000	28/03/2026
2	105 Harold St THORNBURY 3071	\$1,495,000	28/03/2026
3	58 Harold St THORNBURY 3071	\$1,412,000	13/12/2025

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:

20/04/2026 11:45

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2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$1,360,000
Median House Price
March quarter 2026: \$1,495,000

Comparable Properties



121 Smith St THORNBURY 3071 (REI)

Agent Comments

2 1 2

Price: \$1,392,000
Method: Private Sale
Date: 28/03/2026
Property Type: House



105 Harold St THORNBURY 3071 (REI)

Agent Comments

2 1 -

Price: \$1,495,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)



58 Harold St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 -

Price: \$1,412,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 249 sqm approx

Account - Jellis Craig | P: 03 9403 9300