

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 4/116 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$875,000 & \$925,000

Median sale price

Median price \$690,000 Property Type Unit 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	2/54 Clarendon St THORNBURY 3071	\$888,000	18/02/2026
2	4/9 Smith St THORNBURY 3071	\$975,000	09/02/2026
3	2/35 Blair St COBURG 3058	\$890,000	07/02/2026

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.~~

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2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$875,000 - \$925,000
Median Unit Price
March quarter 2026: \$690,000

Comparable Properties



2/54 Clarendon St THORNBURY 3071 (REI/VG)

Agent Comments

2 2 1

Price: \$888,000
Method: Private Sale
Date: 18/02/2026
Property Type: Townhouse (Res)



4/9 Smith St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$975,000
Method: Private Sale
Date: 09/02/2026
Property Type: Townhouse (Single)



2/35 Blair St COBURG 3058 (REI/VG)

Agent Comments

2 2 1

Price: \$890,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Unit

Account - Jellis Craig | P: 03 9403 9300