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	1/30 Kemp Street, Thornbury Vic 3071

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $620,000 Property Type Unit Suburb Thornbury

Period - From 09/07/2025 to 08/07/2026 Source Property Data

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	21/8-10 Martin St THORNBURY 3071	$520,000	13/06/2026
2	11/116 Arthurton Rd NORTHCOTE 3070	$505,500	08/04/2026
3	6/110 Normanby Av THORNBURY 3071	$527,500	01/04/2026

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.~~

This Statement of Information was prepared on: 09/07/2026 12:45

1/30 Kemp Street, Thornbury Vic 3071

JellisCraig

Alex Flannagan
03 9432 1444
0425 239 865
alexflannagan@jelliscraig.com.au



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
09/07/2025 - 08/07/2026: $620,000

Comparable Properties



21/8-10 Martin St THORNBURY 3071 (REI)

2 1 1

Price: $520,000
Method: Private Sale
Date: 13/06/2026
Property Type: Apartment

Agent Comments



11/116 Arthurton Rd NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $505,500
Method: Private Sale
Date: 08/04/2026
Property Type: Apartment

Agent Comments



6/110 Normanby Av THORNBURY 3071 (VG)

2 - -

Price: $527,500
Method: Sale
Date: 01/04/2026
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Jellis Craig | P: 03 94321444

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