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	45a Harold Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,200,000 & $1,290,000

Median sale price

Median price $1,575,000 Property Type House Suburb Thornbury

Period - From 01/04/2026 to 30/06/2026 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	145 Clarendon St THORNBURY 3071	$1,150,000	09/07/2026
2	43a Newman St THORNBURY 3071	$1,150,000	02/06/2026
3	85 Smith St THORNBURY 3071	$1,210,000	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: 13/08/2026 16:06

45a Harold Street, Thornbury Vic 3071

Nelson Alexander



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,290,000
Median House Price
June quarter 2026: $1,575,000

Comparable Properties



145 Clarendon St THORNBURY 3071 (REI)

3 1 1

Price: $1,150,000
Method: Private Sale
Date: 09/07/2026
Property Type: House (Res)

Agent Comments



43a Newman St THORNBURY 3071 (REI/VG)

3 1 -

Price: $1,150,000
Method: Private Sale
Date: 02/06/2026
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments

85 Smith St THORNBURY 3071 (VG)

3 - -

Price: $1,210,000
Method: Sale
Date: 01/04/2026
Property Type: House (Previously Occupied - Detached)
Land Size: 300 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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