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	169 Clarendon Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,935,000

Median sale price

Median price $1,385,000 Property Type House Suburb Thornbury

Period - From 01/01/2025 to 31/03/2025 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	96 Collins St THORNBURY 3071	$1,900,000	09/05/2025
2	94 Collins St THORNBURY 3071	$1,910,000	15/02/2025
3	38 Swift St THORNBURY 3071	$1,900,000	06/12/2024

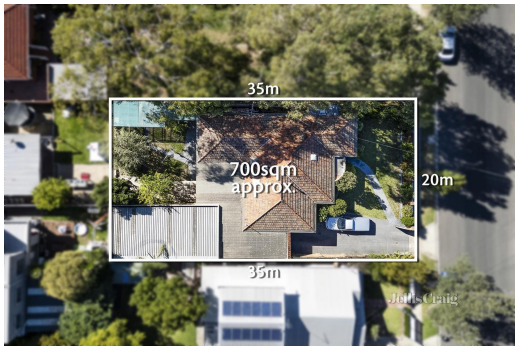
OR

~~**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: 29/05/2025 15:45

169 Clarendon Street, Thornbury Vic 3071

Rocco Siciliano
03 9403 9300
0408 348 032
roccosiciliano@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
$1,935,000
Median House Price
March quarter 2025: $1,385,000

Comparable Properties



96 Collins St THORNBURY 3071 (REI)

3 1 2

Price: $1,900,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: House (Res)

Agent Comments



94 Collins St THORNBURY 3071 (REI/VG)

3 1 2

Price: $1,910,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House
Land Size: 696 sqm approx

Agent Comments



38 Swift St THORNBURY 3071 (VG)

3 - -

Price: $1,900,000
Method: Sale
Date: 06/12/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 760 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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