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	185 Clarendon Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,650,000 & $1,700,000

Median sale price

Median price $1,517,500 Property Type House Suburb Thornbury

Period - From 01/07/2025 to 30/09/2025 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	105 Clyde St THORNBURY 3071	$1,700,000	08/10/2025
2	77 Shaftesbury Pde THORNBURY 3071	$1,740,000	10/09/2025
3	55 Hotham St PRESTON 3072	$1,663,000	07/08/2025

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: 10/11/2025 11:50

185 Clarendon Street, Thornbury Vic 3071

JellisCraig

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



3 1 2

Property Type: house
Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,700,000
Median House Price
September quarter 2025: $1,517,500

Comparable Properties



105 Clyde St THORNBURY 3071 (REI)

3 1 2

Price: $1,700,000
Method: Private Sale
Date: 08/10/2025
Property Type: House (Res)

Agent Comments



77 Shaftesbury Pde THORNBURY 3071 (REI)

3 1 1

Price: $1,740,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House (Res)

Agent Comments



55 Hotham St PRESTON 3072 (REI/VG)

4 2 2

Price: $1,663,000
Method: Private Sale
Date: 07/08/2025
Property Type: House
Land Size: 625 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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