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	5/11 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,300,000 & $1,350,000

Median sale price

Median price $900,000 Property Type Townhouse Suburb Thornbury

Period - From 30/10/2024 to 29/10/2025 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	2/135 Normanby Av THORNBURY 3071	$1,295,000	04/10/2025
2	6/4 Strettle St THORNBURY 3071	$1,350,000	31/05/2025
3	16/198 Beavers Rd NORTHCOTE 3070	$1,315,000	07/05/2025

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: 30/10/2025 15:53

5/11 Pender Street, Thornbury Vic 3071

JellisCraig

Jordan Kynigopoulos
03 9403 9300
0432 822 290
jordankynigopoulos@jelliscraig.com.au



2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median Townhouse Price
30/10/2024 - 29/10/2025: $900,000

Comparable Properties



2/135 Normanby Av THORNBURY 3071 (REI)

2 2 2

Price: $1,295,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)

Agent Comments



6/4 Strettle St THORNBURY 3071 (REI/VG)

3 2 1

Price: $1,350,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Single)
Land Size: 207 sqm approx

Agent Comments



16/198 Beavers Rd NORTHCOTE 3070 (REI/VG)

3 3 2

Price: $1,315,000
Method: Private Sale
Date: 07/05/2025
Property Type: Townhouse (Single)

Agent Comments

REIV THE DIFFERENCE

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