

# 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

77 Shaftesbury Parade, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,800,000

### 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	169 Clarendon St THORNBURY 3071	\$1,880,000	03/06/2025
2	94 Collins St THORNBURY 3071	\$1,910,000	15/02/2025
3			

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:

23/06/2025 16:46

77 Shaftesbury Parade, Thornbury Vic 3071



Justin Mellar

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**Indicative Selling Price**

\$1,800,000

**Median House Price**

March quarter 2025: \$1,385,000



3 2 2

**Property Type:** House (Res)

**Land Size:** 671 sqm approx

Agent Comments

## Comparable Properties



**169 Clarendon St THORNBURY 3071 (REI)**

Agent Comments

3 2 2

**Price:** \$1,880,000

**Method:** Private Sale

**Date:** 03/06/2025

**Property Type:** House

**Land Size:** 700 sqm approx



**94 Collins St THORNBURY 3071 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,910,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House

**Land Size:** 696 sqm approx

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.

**Account - Jellis Craig** | P: 03 9403 9300



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