

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

11 Armadale Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,415,000

Property Type

House

Suburb

Thornbury

Period - From

01/04/2025

to

30/06/2025

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	31 Park St NORTHCOTE 3070	\$1,240,000	26/05/2025
2			
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:

21/07/2025 09:37

Lee Muddle
03 8415 6100
0449 130 331
leemuddle@jellisraig.com.au

Indicative Selling Price
\$1,250,000

Median House Price
June quarter 2025: \$1,415,000



2 1

Property Type: House
Agent Comments

Comparable Properties



31 Park St NORTHCOTE 3070 (REI)

Agent Comments

2 1 -

Price: \$1,240,000
Method: Private Sale
Date: 26/05/2025
Property Type: House

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.