

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

3/21-23 Martin Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$607,500

Property Type

Unit

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	3/52 Martin St THORNBURY 3071	\$598,000	15/05/2025
2	10/46 Clarendon St THORNBURY 3071	\$572,000	25/03/2025
3	17/25-27 Martin St THORNBURY 3071	\$567,000	19/03/2025

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:

08/07/2025 14:44

3/21-23 Martin Street, Thornbury Vic 3071

**Jellis
Craig**

John Karr

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

June quarter 2025: \$607,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/52 Martin St THORNBURY 3071 (VG)

Agent Comments

2 - -

Price: \$598,000

Method: Sale

Date: 15/05/2025

Property Type: Strata Flat - Single OYO Flat



10/46 Clarendon St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$572,000

Method: Private Sale

Date: 25/03/2025

Property Type: Apartment



17/25-27 Martin St THORNBURY 3071 (REI)

Agent Comments

2 1 -

Price: \$567,000

Method: Auction Sale

Date: 19/03/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300



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