

# 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

157 Clarendon Street, Thornbury Vic 3071

### Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

### Median sale price

Median price

\$1,494,000

Property Type

House

Suburb

Thornbury

Period - From

01/04/2025

to

31/03/2026

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	1 Flinders St THORNBURY 3071	\$2,000,000	11/05/2026
2	43 Wilmoth St THORNBURY 3071	\$2,500,000	28/02/2026
3	31 Kemp St THORNBURY 3071	\$2,480,500	29/11/2025

**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:

28/05/2026 09:48



5 3 5

**Property Type:** House  
**Land Size:** 708 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,200,000 - \$2,400,000  
**Median House Price**  
 Year ending March 2026: \$1,494,000

## Comparable Properties



**1 Flinders St THORNBURY 3071 (REI)**

3 1 2

**Price:** \$2,000,000  
**Method:**  
**Date:** 11/05/2026  
**Property Type:** House

Agent Comments

715m2



**43 Wilmoth St THORNBURY 3071 (REI/VG)**

5 2 3

**Price:** \$2,500,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 671 sqm approx

Agent Comments



**31 Kemp St THORNBURY 3071 (REI/VG)**

3 1 2

**Price:** \$2,480,500  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx

Agent Comments

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