

# 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

1/55 Pender 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 \$780,000 & \$840,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Thornbury

Period - From 01/01/2026 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 | 2/111 Mansfield St THORNBURY 3071 | \$840,000 | 28/03/2026   |
| 2 | 2/13 Sussex St PRESTON 3072       | \$855,000 | 14/03/2026   |
| 3 | 2/9 Bailey Av PRESTON 3072        | \$820,000 | 28/02/2026   |

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:

20/05/2026 08:49

Julie Susnjara

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0408 006 662

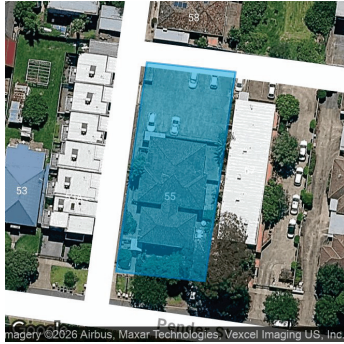
juliesusnjara@jellisraig.com.au

**Indicative Selling Price**

\$780,000 - \$840,000

**Median Unit Price**

March quarter 2026: \$690,000


 2   
  1   
  1
**Rooms:** 4**Property Type:** Apartment**Agent Comments**

While only one directly comparable sale was available in Thornbury, we have secured high-quality comps from adjoining suburbs. These comparables share the same property attributes, though they are structured as villa units rather than apartments. Notably, our listing offers equal or greater overall living space, further enhanced by a generous courtyard. The property's prime proximity to the recently upgraded Penders Park adds a fantastic lifestyle bonus that sets it apart from the rest.

## Comparable Properties

**2/111 Mansfield St THORNBURY 3071 (REI)****Agent Comments**
 2   
  1   
  1
**Price:** \$840,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** Unit**2/13 Sussex St PRESTON 3072 (REI)****Agent Comments**
 2   
  1   
  1
**Price:** \$855,000**Method:** Private Sale**Date:** 14/03/2026**Property Type:** Unit**2/9 Bailey Av PRESTON 3072 (REI)****Agent Comments**
 2   
  1   
  1
**Price:** \$820,000**Method:** Auction Sale**Date:** 28/02/2026**Property Type:** Unit**Account - Jellis Craig** | P: 03 9387 5888