

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

3/88 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Thornbury

Period - From 01/04/2026 to 30/06/2026 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	2/2 Strettle St THORNBURY 3071	\$755,000	28/07/2026
2	1/55 Pender St THORNBURY 3071	\$775,000	24/06/2026
3	2/72 Bruce St PRESTON 3072	\$810,000	11/04/2026

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:

03/08/2026 14:49



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Property Type: Apartment
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$685,000 - \$750,000
Median Unit Price
June quarter 2026: \$615,000

Comparable Properties



2/2 Strettle St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$755,000
Method: Private Sale
Date: 28/07/2026
Property Type: Unit



1/55 Pender St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$775,000
Method: Private Sale
Date: 24/06/2026
Property Type: Apartment



2/72 Bruce St PRESTON 3072 (VG)

Agent Comments

2 - -

Price: \$810,000
Method: Sale
Date: 11/04/2026
Property Type: Strata Unit - Conjoined