

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

45a Harold Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,300,000

&

\$1,390,000

Median sale price

Median price

\$1,575,000

Property Type

House

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	13 Fenwick St THORNBURY 3071	\$1,400,000	03/07/2026
2	49 Fenwick St THORNBURY 3071	\$1,380,000	11/04/2026
3	118 Normanby Av THORNBURY 3071	\$1,265,000	31/01/2026

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:

16/07/2026 11:01



Property Type:
Divorce/Estate/Family Transfers
Land Size: 256 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,390,000
Median House Price
June quarter 2026: \$1,575,000

Comparable Properties



13 Fenwick St THORNBURY 3071 (REI)

[Agent Comments](#)



Price: \$1,400,000
Method: Sold Before Auction
Date: 03/07/2026
Property Type: House (Res)
Land Size: 174 sqm approx



49 Fenwick St THORNBURY 3071 (REI)

[Agent Comments](#)



Price: \$1,380,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 347 sqm approx



118 Normanby Av THORNBURY 3071 (REI/VG)

[Agent Comments](#)



Price: \$1,265,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 495 sqm approx

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