

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	5 Newman Street, Thornbury Vic 3071
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,250,000
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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	133a Elm St NORTHCOTE 3070	\$1,225,000	16/06/2026
2	87a Mansfield St THORNBURY 3071	\$1,290,000	26/02/2026
3	41a Normanby Av THORNBURY 3071	\$1,250,000	30/01/2026

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: 10/07/2026 15:54



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

June quarter 2026: \$1,575,000

Comparable Properties



133a Elm St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,225,000

Method: Sold Before Auction

Date: 16/06/2026

Property Type: House (Res)



87a Mansfield St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,290,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: House (Res)

Land Size: 267 sqm approx



41a Normanby Av THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 30/01/2026

Property Type: House

Land Size: 255 sqm approx

Account - Jellis Craig | P: 03 9403 9300