

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 Shaftesbury Parade, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Thornbury

Period - From

01/10/2025

to

31/12/2025

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	117 Hutton St THORNBURY 3071	\$1,350,000	18/02/2026
2	110 Helen St NORTHCOTE 3070	\$1,300,000	13/12/2025
3	14 Gladstone Av NORTHCOTE 3070	\$1,447,500	20/11/2025

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:

17/03/2026 16:56



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Property Type: House (Res)

Land Size: 315 sqm approx

Agent Comments

Comparable Properties



117 Hutton St THORBURY 3071 (REI)

Agent Comments

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Price: \$1,350,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)



110 Helen St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$1,300,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 212 sqm approx

14 Gladstone Av NORTHCOTE 3070 (VG)

Agent Comments

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Price: \$1,447,500

Method: Sale

Date: 20/11/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 379 sqm approx