

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

77 Shaftesbury Parade, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,385,000

Property Type House

Suburb Thornbury

Period - From 01/01/2025

to

31/03/2025

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	76 Andrew St NORTHCOTE 3070	\$2,000,000	04/04/2025
2	94 Collins St THORNBURY 3071	\$1,910,000	15/02/2025
3	44 Emmaline St NORTHCOTE 3070	\$1,850,000	30/11/2024

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:

07/05/2025 11:08



3 2 2

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



76 Andrew St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$2,000,000

Method: Private Sale

Date: 04/04/2025

Property Type: House (Res)

Land Size: 585 sqm approx



94 Collins St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 2

Price: \$1,910,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House

Land Size: 696 sqm approx



44 Emmaline St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 2

Price: \$1,850,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 513 sqm approx