

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

9/55 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$555,050

Property Type

Unit

Suburb

Thornbury

Period - From

10/09/2025

to

09/09/2026

Source

Property Data

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	16/45 Woolton Av THORNBURY 3071	\$392,500	04/06/2026
2	10/39 Rossmoyne St THORNBURY 3071	\$395,000	26/08/2026
3	8/66 Woolton Av THORNBURY 3071	\$405,000	17/07/2026

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:

10/09/2026 17:22



 1  1  2

Property Type: Apartment

Agent Comments

Comparable Properties



16/45 Woolton Av THORNBURY 3071 (REI/VG)

Agent Comments

 1  1  1

Price: \$392,500

Method: Private Sale

Date: 04/06/2026

Property Type: Apartment



10/39 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments

 1  1  1

Price: \$395,000

Method: Private Sale

Date: 26/08/2026

Property Type: Apartment



8/66 Woolton Av THORNBURY 3071 (REI/VG)

Agent Comments

 1  1  1

Price: \$405,000

Method: Private Sale

Date: 17/07/2026

Property Type: Apartment