

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

81 NORMANBY AVENUE THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,440,000

Property type

House

Suburb

Thornbury

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

63 BALLANTYNE STREET THORNBURY VIC 3071	\$1,550,000	08-Sep-25
16 GLADSTONE AVENUE NORTHCOTE VIC 3070	\$1,447,500	13-Sep-25
26 ARMADALE STREET THORNBURY VIC 3071	\$1,500,000	01-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 13 February 2026



**63 BALLANTYNE STREET
THORNBURY VIC 3071**

3 1 1

Sold Price **\$1,550,000** Sold Date **08-Sep-25**

Distance **0.35km**



**16 GLADSTONE AVENUE
NORTHCOTE VIC 3070**

3 1 2

Sold Price **\$1,447,500** Sold Date **13-Sep-25**

Distance **0.92km**



**26 ARMADALE STREET
THORNBURY VIC 3071**

3 1 1

Sold Price **\$1,500,000** Sold Date **01-Sep-25**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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