

# 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

30/8-10 Martin Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$570,000

&

\$620,000

### Median sale price

Median price

\$688,037

Property Type

Unit

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	6/5 Smith St THORNBURY 3071	\$614,990	10/02/2026
2	5/1 Clyde St THORNBURY 3071	\$575,000	18/12/2025
3	10/41 Ballantyne St THORNBURY 3071	\$592,222	08/11/2025

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:

18/03/2026 16:23

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2 1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

December quarter 2025: \$688,037

## Comparable Properties

6/5 Smith St THORNBURY 3071 (VG)

**Agent Comments**

2 - -

**Price:** \$614,990

**Method:** Sale

**Date:** 10/02/2026

**Property Type:** Strata Flat - Single OYO Flat



5/1 Clyde St THORNBURY 3071 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 18/12/2025

**Property Type:** Apartment



10/41 Ballantyne St THORNBURY 3071 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$592,222

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** Apartment

**Account - Jellis Craig | P: 03 9403 9300**