

# 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

13 Fenwick 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,495,000 Property Type House Suburb Thornbury

Period - From 01/01/2026 to 31/03/2026 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	125 Beavers Rd NORTHCOTE 3070	\$1,320,000	23/05/2026
2	12 Christmas St NORTHCOTE 3070	\$1,430,000	11/05/2026
3	34 Rossmoyne St THORNBURY 3071	\$1,451,000	28/02/2026

**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:

17/06/2026 11:16

Nigel Harry

03 9403 9300

0412 464 116

nigelharry@jellisrcraig.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

March quarter 2026: \$1,495,000



 3  1  1

**Property Type:** House

**Land Size:** 173 sqm approx

**Agent Comments**

## Comparable Properties



**125 Beavers Rd NORTHCOTE 3070 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 23/05/2026

**Property Type:** House (Res)



**12 Christmas St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$1,430,000

**Method:** Sold Before Auction

**Date:** 11/05/2026

**Property Type:** House (Res)

**Land Size:** 258 sqm approx



**34 Rossmoyne St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$1,451,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 203 sqm approx

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