

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

165 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$1,550,000

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	108 Hutton St THORNBURY 3071	\$1,493,000	05/04/2025
2	86 Woolton Av THORNBURY 3071	\$1,690,000	27/03/2025
3	89 Rennie St THORNBURY 3071	\$1,510,000	15/02/2025

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:

02/06/2025 09:08



Property Type: House

Land Size: 337 sqm approx

Agent Comments

Comparable Properties



108 Hutton St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,493,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 300 sqm approx



86 Woolton Av THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,690,000

Method: Auction Sale

Date: 27/03/2025

Property Type: House (Res)

Land Size: 402 sqm approx



89 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 258 sqm approx