

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

4/46 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$430,000

&

\$470,000

Median sale price

Median price

\$568,500

Property Type

Unit

Suburb

Thornbury

Period - From

15/10/2024

to

14/10/2025

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	306/277 Raglan St PRESTON 3072	\$430,000	02/09/2025
2	1/99 Ballantyne St THORNBURY 3071	\$422,500	30/07/2025
3	14/2 Dundas St THORNBURY 3071	\$435,000	25/04/2025

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:

15/10/2025 10:45

4/46 Smith Street, Thornbury Vic 3071



Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
15/10/2024 - 14/10/2025: \$568,500

Comparable Properties



306/277 Raglan St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 02/09/2025
Property Type: Apartment



1/99 Ballantyne St THORNBURY 3071 (VG)

Agent Comments



Price: \$422,500
Method: Sale
Date: 30/07/2025
Property Type: Strata Flat - Single OYO Flat



14/2 Dundas St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 25/04/2025
Property Type: Apartment

Account - Ray White Eltham | P: 03 9431 3425



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