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 | 63 Ballantyne Street, Thornbury Vic 3071 Including suburb and postcode

Indicative selling price

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

Range between \$1,350,000 \$1,450,000 &

Median sale price

Median price	\$1,458,000	Pro	perty Type	House		Suburb	Thornbury
Period - From	11/08/2024	to	10/08/2025		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

Add	dress of comparable property	Price	Date of sale
1	10 Hobson St THORNBURY 3071	\$1,520,000	02/08/2025
2	76 Mansfield St THORNBURY 3071	\$1,320,000	17/05/2025
3	108 Hutton St THORNBURY 3071	\$1,493,000	05/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/08/2025 12:16



JellisCraig

Nigel Harry 03 9403 9300 0412 464 116 nigelharry@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** 11/08/2024 - 10/08/2025: \$1,458,000





Property Type: House Land Size: 328 sqm approx

Agent Comments

Comparable Properties



10 Hobson St THORNBURY 3071 (REI)

Price: \$1,520,000 Method: Auction Sale Date: 02/08/2025

Property Type: House (Res) Land Size: 453 sqm approx

Agent Comments

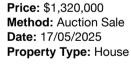


76 Mansfield St THORNBURY 3071 (REI)





Agent Comments













Price: \$1,493,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 300 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9403 9300





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