Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 10/11/2026

Property offered for sale

Address
Including suburb and postcode: 76a Speight Street, Thornbury Vic 3071

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	115	605

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,550,000 & $1,650,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,470,000 | Property type House | Suburb Thornbury

Period: from 10/11/2025 to 09/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	31 Flinders St THORNBURY 3071		
Sale price	$1,630,000	Date of sale	12/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	2	N/A	359

Comparable property 2

Address	257 Mansfield St THORNBURY 3071		
Sale price	$1,530,000	Date of sale	05/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	3	N/A	523

Comparable property 3

Address	49 Cain Av NORTHCOTE 3070		
Sale price	$1,620,000	Date of sale	04/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	3	N/A	654

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=8097b876f87b67d0f070093c7dfb1bb3

76a Speight Street, Thornbury Vic 3071

WHITEFOX

Matt McIntosh
Sales Director
0457 193 014



3 1 2

Property Type: House
Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
10/11/2025 - 09/11/2026: $1,470,000

Comparable Properties



31 Flinders St THORNBURY 3071 (REI)

4 3 2

Price: $1,630,000
Method: Auction Sale
Date: 12/09/2026
Property Type: House (Res)
Land Size: 359 sqm approx

Agent Comments

Smaller 250m^2 allotment, although positioned in a more desirable location due to its proximity to High Street. The rear studio offers additional functionality with its own bathroom and kitchen facilities.



257 Mansfield St THORNBURY 3071 (REI)

4 2 3

Price: $1,530,000
Method: Private Sale
Date: 05/09/2026
Property Type: House (Res)

Agent Comments

Approximately 80m^2 smaller allotment in a less desirable location. Less conventional floorplan with bedrooms spread throughout the property and no rear studio, offering less overall accommodation and flexibility than the subject property.



49 Cain Av NORTHCOTE 3070 (REI)

3 1 3

Price: $1,620,000
Method: Auction Sale
Date: 04/07/2026
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

Offers an additional 50m^2 of land but is positioned opposite the train line. Has one less internal bedroom, with a smaller, inferior rear studio and less established garden compared with the subject property. Overall condition is similar.

Account - Whitefox Real Estate | P: 96459699

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