

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

41 Wales Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$1,510,000 Property Type House Suburb Thornbury

Period - From 01/10/2025 to 31/12/2025 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	12 Wales St NORTHCOTE 3070	\$3,770,000	17/01/2026
2	37 Mccracken Av NORTHCOTE 3070	\$3,670,000	06/12/2025
3	141 Fulham Rd ALPHINGTON 3078	\$3,600,000	22/11/2025

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:

01/04/2026 14:51

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 5  2  4

Property Type: House (Res)

Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

December quarter 2025: \$1,510,000

Comparable Properties



12 Wales St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,770,000

Method: Private Sale

Date: 17/01/2026

Property Type: House

Land Size: 429 sqm approx



37 Mccracken Av NORTHCOTE 3070 (REI)

Agent Comments

 4  2  1

Price: \$3,670,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 524 sqm approx



141 Fulham Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 5  3  5

Price: \$3,600,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 810 sqm approx

Account - Jellis Craig | P: 03 9403 9300