

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 2/69 Darebin Road, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

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	69 Darebin Rd THORNBURY 3071	\$1,215,000	31/12/2025
2	286 Victoria Rd THORNBURY 3071	\$1,280,000	20/11/2025
3	3/68 Collins St THORNBURY 3071	\$1,200,000	10/11/2025

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: 29/01/2026 10:33



🛏 3 🚗 2 🚗 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

December quarter 2025: \$1,510,000

Comparable Properties



69 Darebin Rd THORNBURY 3071 (REI)

Agent Comments

🛏 3 🚗 1 🚗 1

Price: \$1,215,000

Method: Private Sale

Date: 31/12/2025

Property Type: House



286 Victoria Rd THORNBURY 3071 (REI)

Agent Comments

🛏 3 🚗 1 🚗 1

Price: \$1,280,000

Method: Sold Before Auction

Date: 20/11/2025

Property Type: House (Res)

Land Size: 332 sqm approx



3/68 Collins St THORNBURY 3071 (REI/VG)

Agent Comments

🛏 3 🚗 2 🚗 2

Price: \$1,200,000

Method: Private Sale

Date: 10/11/2025

Property Type: House (Res)

Land Size: 306 sqm approx

Account - Jellis Craig | P: 03 9403 9300