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	8/14 Hutton Street, Thornbury Vic 3071

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $584,000 Property Type Unit Suburb Thornbury

Period - From 27/01/2025 to 26/01/2026 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	2/5 Emmaline St NORTHCOTE 3070	$360,000	06/01/2026
2	9/89 Ballantyne St THORNBURY 3071	$330,000	05/01/2026
3	2/86 Mansfield St THORNBURY 3071	$330,000	16/12/2025

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: 27/01/2026 14:14

8/14 Hutton Street, Thornbury Vic 3071

JellisCraig

Jordan Kynigopoulos
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$320,000 - $350,000
Median Unit Price
27/01/2025 - 26/01/2026: $584,000

Comparable Properties



2/5 Emmaline St NORTHCOTE 3070 (REI)

1 1 1

Price: $360,000
Method: Private Sale
Date: 06/01/2026
Property Type: Apartment

Agent Comments



9/89 Ballantyne St THORNBURY 3071 (REI)

1 1 1

Price: $330,000
Method: Private Sale
Date: 05/01/2026
Property Type: Apartment

Agent Comments



2/86 Mansfield St THORNBURY 3071 (REI)

1 1 1

Price: $330,000
Method: Private Sale
Date: 16/12/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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