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	69 Rennie Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,600,000 & $1,700,000

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	80 Fyffe St THORNBURY 3071	$1,750,000	18/11/2025
2	113 Keon St THORNBURY 3071	$1,675,000	27/09/2025
3	5 Dunstan Av BRUNSWICK 3056	$1,602,000	11/09/2025

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: 28/01/2026 11:55

69 Rennie Street, Thornbury Vic 3071

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4 2 2

Rooms: 6
Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
December quarter 2025: $1,510,000

Weatherboard 4 bedroom home (with the option to have a 5th downstairs or a home office) great open plan kitchen, living dining plus great outdoor entertaining with a pool (and outdoor shower/toilet).

Comparable Properties



80 Fyffe St THORNBURY 3071 (REI/VG)

3 2 1

Price: $1,750,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 379 sqm approx

Agent Comments

In very close proximity, very similar to Rennie, single level living however similar allotment, again Fyffe is a traditional weatherboard home with a second bathroom.



113 Keon St THORNBURY 3071 (REI/VG)

3 2 1

Price: $1,675,000
Method: Sold Before Auction
Date: 27/09/2025
Property Type: House (Res)
Land Size: 368 sqm approx

Agent Comments

Great comparable as in close proximity and very similar block allotment, Rennie St has extra bedrooms but overall very similar condition.



5 Dunstan Av BRUNSWICK 3056 (REI/VG)

4 2 -

Price: $1,602,000
Method: Auction Sale
Date: 11/09/2025
Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments

Great comparable overall, similar accommodation and size block in neighbouring suburb with traditional facade.

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