

# 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

129a Collins Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### 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	164 Dundas St THORNBURY 3071	\$1,800,000	03/02/2026
2	163b Collins St THORNBURY 3071	\$1,830,000	23/12/2025
3	18B Gladhall Av THORNBURY 3071	\$1,750,000	07/10/2025

**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: 10/02/2026 15:13

John Karr  
03 9403 9300  
0419 522 328  
JohnKarr@jellisrcraig.com.au



 4  2  2

**Property Type:** Townhouse (Res)

**Land Size:** 288 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

December quarter 2025: \$1,510,000

## Comparable Properties



**164 Dundas St THORNBURY 3071 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 03/02/2026

**Property Type:** House

**Land Size:** 865 sqm approx



**163b Collins St THORNBURY 3071 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,830,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 275 sqm approx



**18B Gladhall Av THORNBURY 3071 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 07/10/2025

**Property Type:** House

Account - Jellis Craig | P: 03 9403 9300