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	335 Gillies Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,600,000 & $1,750,000

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	34 Liberty Pde IVANHOE 3079	$1,800,000	06/12/2025
2	60 Grange Rd ALPHINGTON 3078	$1,700,000	26/10/2025
3	45 Clyde St THORNBURY 3071	$1,765,000	21/09/2025

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: 19/03/2026 09:14

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
December quarter 2025: $1,510,000

Comparable Properties



34 Liberty Pde IVANHOE 3079 (REI/VG)

4 2 2

Agent Comments

Price: $1,800,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 380 sqm approx



60 Grange Rd ALPHINGTON 3078 (REI/VG)

4 2 2

Agent Comments

Price: $1,700,000
Method: Private Sale
Date: 26/10/2025
Property Type: House
Land Size: 605 sqm approx



45 Clyde St THORNBURY 3071 (REI/VG)

4 1 -

Agent Comments

Price: $1,765,000
Method: Private Sale
Date: 21/09/2025
Property Type: House (Res)
Land Size: 374 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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