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	2/165 Miller Street, Thornbury Vic 3071

Indicative selling price

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

Single price $950,000

Median sale price

Median price $1,495,000 Property Type House Suburb Thornbury

Period - From 01/01/2026 to 31/03/2026 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	359 Murray Rd PRESTON 3072	$950,000	11/04/2026
2	184 Stewart St BRUNSWICK EAST 3057	$1,015,000	12/03/2026
3	35a Moore St COBURG 3058	$1,040,000	28/02/2026

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: 20/04/2026 12:08

2/165 Miller Street, Thornbury Vic 3071

Matthew McIntosh
03 9403 9300
0457 193 014
matthewmcintosh@jelliscraig.com.au

Indicative Selling Price
$950,000
Median House Price
March quarter 2026: $1,495,000



3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



359 Murray Rd PRESTON 3072 (REI)

2 1 2

Price: $950,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments



184 Stewart St BRUNSWICK EAST 3057 (REI)

3 1 1

Price: $1,015,000
Method: Private Sale
Date: 12/03/2026
Property Type: House (Res)

Agent Comments



35a Moore St COBURG 3058 (REI/VG)

3 1 2

Price: $1,040,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 223 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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