

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

138 Hutton Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,500,000 & \$1,585,000

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	210 Harold St THORNBURY 3071	\$1,650,000	26/03/2026
2	81 Smith St THORNBURY 3071	\$1,715,000	28/02/2026
3	2 Harold St THORNBURY 3071	\$1,515,000	13/02/2026

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:

14/04/2026 09:58

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Indicative Selling Price

\$1,500,000 - \$1,585,000

Median House Price

March quarter 2026: \$1,495,000



3 1 1

Property Type: House (Res)

Land Size: 392 sqm approx

Agent Comments

Comparable Properties



210 Harold St THORNBURY 3071 (REI)

Agent Comments

3 2 1

Price: \$1,650,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: House (Res)

Land Size: 360 sqm approx



81 Smith St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,715,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 298 sqm approx



2 Harold St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,515,000

Method: Private Sale

Date: 13/02/2026

Property Type: House

Land Size: 408 sqm approx

Account - Jellis Craig | P: 03 9403 9300