

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

20 Flinders Street, Thornbury Vic 3071

Indicative selling price

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

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

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	179 Hutton St THORNBURY 3071	\$1,750,000	01/04/2026
2	335 Gillies St THORNBURY 3071	\$1,720,000	28/03/2026
3	69 Rennie St THORNBURY 3071	\$1,800,000	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: 28/04/2026 12:45



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Property Type: House (Res)
Land Size: 525sqm sqm approx
Agent Comments

Indicative Selling Price

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

Median House Price

March quarter 2026: \$1,495,000

Comparable Properties



179 Hutton St THORNBURY 3071 (REI)

Agent Comments

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Price: \$1,750,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)



335 Gillies St THORNBURY 3071 (REI)

Agent Comments

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Price: \$1,720,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House
Land Size: 758 sqm approx



69 Rennie St THORNBURY 3071 (REI)

Agent Comments

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Price: \$1,800,000
Method: Sold Before Auction
Date: 13/02/2026
Property Type: House (Res)

Account - Jellis Craig | P: 03 9403 9300