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

Single price: $1,795,000

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	43 Shaftesbury Pde THORNBURY 3071	$1,790,000	30/05/2026
2	179 Hutton St THORNBURY 3071	$1,750,000	01/04/2026
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: 10/06/2026 18:01

20 Flinders Street, Thornbury Vic 3071

JellisCraig

Luke Brizzi
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Indicative Selling Price
$1,795,000
Median House Price
March quarter 2026: $1,495,000



4 2 2

Property Type: House
Land Size: 524 sqm approx

Agent Comments

Comparable Properties

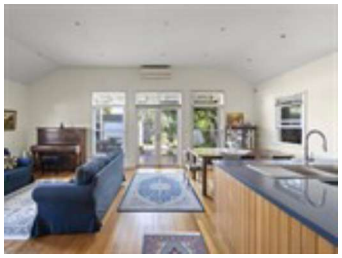


43 Shaftesbury Pde THORNBURY 3071 (REI)

4 1 1

Price: $1,790,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



179 Hutton St THORNBURY 3071 (REI/VG)

4 2 3

Price: $1,750,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 481 sqm approx

Agent Comments



69 Rennie St THORNBURY 3071 (REI/VG)

4 1 2

Price: $1,800,000
Method: Sold Before Auction
Date: 13/02/2026
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments

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