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	46 Hammond Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	243 Gooch St THORNBURY 3071	$1,360,000	15/01/2026
2	32 Harry St THORNBURY 3071	$1,340,000	20/12/2025
3	47 Swift St THORNBURY 3071	$1,480,000	03/12/2025

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: 18/03/2026 11:18

46 Hammond Street, Thornbury Vic 3071

JellisCraig

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



2 1 2

Property Type: House
Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
December quarter 2025: $1,510,000

Comparable Properties



243 Gooch St THORNBURY 3071 (REI)

3 1 1

Price: $1,360,000
Method: Sold Before Auction
Date: 15/01/2026
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments



32 Harry St THORNBURY 3071 (REI)

3 1 2

Price: $1,340,000
Method: Private Sale
Date: 20/12/2025
Property Type: House

Agent Comments

Land size 595m2 (approx)



47 Swift St THORNBURY 3071 (REI/VG)

3 1 2

Price: $1,480,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 492 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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