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	1/2 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Single price $925,000

Median sale price

Median price $690,000 Property Type Unit 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	2/165 Miller St THORNBURY 3071	$940,000	22/04/2026
2	4/13 Strettle St THORNBURY 3071	$890,000	30/03/2026
3	1/115 Flinders St THORNBURY 3071	$912,500	28/03/2026

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: 20/06/2026 11:14

1/2 Smith Street, Thornbury Vic 3071

JellisCraig

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Indicative Selling Price
$925,000
Median Unit Price
March quarter 2026: $690,000



2 1 1

Property Type: Villa
Land Size: 238 sqm approx

Agent Comments

Comparable Properties



2/165 Miller St THORNBURY 3071 (REI)

3 1 2

Price: $940,000
Method: Private Sale
Date: 22/04/2026
Property Type: House

Agent Comments



4/13 Strettle St THORNBURY 3071 (REI)

2 1 1

Price: $890,000
Method: Sold Before Auction
Date: 30/03/2026
Property Type: Villa

Agent Comments



1/115 Flinders St THORNBURY 3071 (REI/VG)

2 1 2

Price: $912,500
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE

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