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	48 Wilmoth Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,475,000

Median sale price

Median price $1,575,000 Property Type House Suburb Thornbury

Period - From 01/04/2026 to 30/06/2026 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	25 Gooch St THORNBURY 3071	$1,500,000	24/06/2026
2	15a Swift St NORTHCOTE 3070	$1,520,000	16/06/2026
3	194a Arthur St FAIRFIELD 3078	$1,478,000	11/05/2026

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: 17/07/2026 09:49

48 Wilmoth Street, Thornbury Vic 3071

JellisCraig

Brian Te
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3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,475,000
Median House Price
June quarter 2026: $1,575,000

Comparable Properties



25 Gooch St THORNBURY 3071 (REI)

3 1 -

Price: $1,500,000
Method: Private Sale
Date: 24/06/2026
Property Type: House

Agent Comments



15a Swift St NORTHCOTE 3070 (REI)

3 2 2

Price: $1,520,000
Method: Private Sale
Date: 16/06/2026
Property Type: House (Res)
Land Size: 329 sqm approx

Agent Comments



194a Arthur St FAIRFIELD 3078 (REI)

3 1 1

Price: $1,478,000
Method: Sold Before Auction
Date: 11/05/2026
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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