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	18 Tharratt Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	44 Miller St PRESTON 3072	$1,075,000	28/03/2026
2	78 Wales St THORNBURY 3071	$1,054,000	28/03/2026
3	5 Flett St PRESTON 3072	$1,215,000	01/11/2025

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: 01/05/2026 10:43

18 Tharratt Street, Thornbury Vic 3071

JellisCraig

Nigel Harry
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0412 464 116
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3 1 1

Property Type: House
Land Size: 299 sqm approx

Agent Comments

Villa that present more like a house on a small block.

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2026: $1,495,000

Comparable Properties



44 Miller St PRESTON 3072 (REI)

3 1 4

Price: $1,075,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Agent Comments

Land size 348m2 approx.



78 Wales St THORNBURY 3071 (REI)

3 1 1

Price: $1,054,000
Method: Auction Sale
Date: 28/03/2026
Rooms: 4
Property Type: House (Res)

Agent Comments

Land size 149m2 approx.



5 Flett St PRESTON 3072 (REI/VG)

3 1 3

Price: $1,215,000
Method: Auction Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 369 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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