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<br>Including suburb and postcode | 78 Hutton Street, Thornbury Vic 3071 |

## Indicative selling price

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

Range between $1,475,000 & $1,525,000

## 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 | 62 The Avenue COBURG 3058 | $1,400,000 | 03/06/2026 |
| 2 | 46a James St PRESTON 3072 | $1,620,000 | 28/03/2026 |
| 3 | 20a Stott St PRESTON 3072 | $1,420,000 | 21/02/2026 |

**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: 24/07/2026 09:32

# 78 Hutton Street, Thornbury Vic 3071

JellisCraig

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4 3 2

**Property Type:** House
**Land Size:** 260 sqm approx

**Indicative Selling Price**
$1,475,000 - $1,525,000
**Median House Price**
June quarter 2026: $1,575,000

Agent Comments

Bright and beautifully designed to deliver an abundance of space, this stylish residence offers exceptional family living with four generous bedrooms and three bathrooms, all set behind an attractive contemporary façade.

## Comparable Properties



**62 The Avenue COBURG 3058 (REI)**

4 3 2

**Price:** $1,400,000
**Method:** Private Sale
**Date:** 03/06/2026
**Property Type:** House
**Land Size:** 278 sqm approx

Agent Comments

Similar age and style of property, with smaller proportions and parking at the rear. Situated on a comparable allotment within walking distance to amenities similar to that of the target property.



**46a James St PRESTON 3072 (REI/VG)**

4 3 2

**Price:** $1,620,000
**Method:** Auction Sale
**Date:** 28/03/2026
**Property Type:** House (Res)
**Land Size:** 311 sqm approx

Agent Comments

Similar style of property, however, this is a new build with larger proportions and land size. Inferior location.



**20a Stott St PRESTON 3072 (REI/VG)**

4 3 2

**Price:** $1,420,000
**Method:** Auction Sale
**Date:** 21/02/2026
**Property Type:** House (Res)

Agent Comments

Similar style of property, however, this is a new build. Smaller in proportions and land size of approximately 233m2, in a slightly inferior location.



REIV THE DIFFERENCE

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