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	33 Kelvin Grove, Thornbury Vic 3071

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	30 Claude St NORTHCOTE 3070	$1,160,000	16/05/2026
2	133 Beavers Rd NORTHCOTE 3070	$1,270,000	25/03/2026
3	139 Bent St NORTHCOTE 3070	$1,260,000	20/03/2026

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: 10/06/2026 09:10

33 Kelvin Grove, Thornbury Vic 3071

JellisCraig

Nigel Harry
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Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
March quarter 2026: $1,495,000



2 1 0

Property Type: House
Land Size: 186 sqm approx

Agent Comments

Comparable Properties



30 Claude St NORTHCOTE 3070 (REI)

2 1 -

Price: $1,160,000
Method: Private Sale
Date: 16/05/2026
Property Type: House (Res)

Agent Comments



133 Beavers Rd NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,270,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: House (Res)
Land Size: 186 sqm approx

Agent Comments



139 Bent St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,260,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 184 sqm approx

Agent Comments

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