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	1/136 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $615,000 Property Type Unit 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	4/14 Smith St THORNBURY 3071	$692,000	07/08/2026
2	5/74 Collins St THORNBURY 3071	$695,000	11/04/2026
3	2/131 Harold St THORNBURY 3071	$725,000	12/03/2026

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: 27/08/2026 15:15

1/136 Smith Street, Thornbury Vic 3071

JellisCraig

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Indicative Selling Price
$680,000 - $730,000
Median Unit Price
June quarter 2026: $615,000



2 1 2

Property Type: Strata Flat - Single OYO Flat
Land Size: 164sqm sqm approx

Agent Comments

Comparable Properties



4/14 Smith St THORNBURY 3071 (REI)

2 1 1

Price: $692,000
Method: Private Sale
Date: 07/08/2026
Property Type: Apartment

Agent Comments



5/74 Collins St THORNBURY 3071 (VG)

2 - -

Price: $695,000
Method: Sale
Date: 11/04/2026
Property Type: Strata Unit/Flat

Agent Comments



2/131 Harold St THORNBURY 3071 (REI/VG)

2 1 1

Price: $725,000
Method: Sold Before Auction
Date: 12/03/2026
Rooms: 4
Property Type: Unit

Agent Comments

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