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	156 Flinders Street, Thornbury Vic 3071

Indicative selling price

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

Single price $780,000

Median sale price

Median price $626,250 Property Type Unit Suburb Thornbury

Period - From 01/10/2023 to 31/12/2023 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	2/85 Speight St THORNBURY 3071	$769,000	10/09/2023
2	5/9 Jones St THORNBURY 3071	$765,000	22/11/2023
3			

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: 19/02/2024 12:40

156 Flinders Street, Thornbury Vic 3071

Antony Harbor
8415 6100
0406 585 435
antonyharbor@jelliscraig.com.au



2 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$780,000
Median Unit Price
December quarter 2023: $626,250

Comparable Properties



2/85 Speight St THORNBURY 3071 (REI/VG)

2 1 1

Price: $769,000
Method: Private Sale
Date: 10/09/2023
Property Type: Unit

Agent Comments



5/9 Jones St THORNBURY 3071 (REI/VG)

2 1 1

Price: $765,000
Method: Private Sale
Date: 22/11/2023
Property Type: Unit

Agent Comments

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.

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