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	63 Speight Street, Thornbury Vic 3071

Indicative selling price

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

Range between $2,900,000 & $3,190,000

Median sale price

Median price $1,514,444 Property Type House Suburb Thornbury

Period - From 01/07/2024 to 30/09/2024 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	7-9 White St FAIRFIELD 3078	$3,075,000	11/10/2024
2	125 Kellett St NORTHCOTE 3070	$3,000,000	31/08/2024
3	32 Oxford St NORTHCOTE 3070	$3,210,000	22/05/2024

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: 31/10/2024 13:12

63 Speight Street, Thornbury Vic 3071

John Karr
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4 2 4

Property Type: House
Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000 - $3,190,000
Median House Price
September quarter 2024: $1,514,444

Comparable Properties



7-9 White St FAIRFIELD 3078 (REI)

5 3 2

Price: $3,075,000
Method: Private Sale
Date: 11/10/2024
Property Type: House

Agent Comments



125 Kellett St NORTHCOTE 3070 (REI)

4 2 3

Price: $3,000,000
Method: Private Sale
Date: 31/08/2024
Property Type: House

Agent Comments



32 Oxford St NORTHCOTE 3070 (REI/VG)

4 3 1

Price: $3,210,000
Method: Private Sale
Date: 22/05/2024
Property Type: House (Res)
Land Size: 475 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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