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	124 Hutton Street, Thornbury Vic 3071

Indicative selling price

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

Single price: $1,295,000

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	41 Darebin Rd THORNBURY 3071	$1,345,000	21/09/2024
2	111a Harold St THORNBURY 3071	$1,264,000	22/08/2024
3	89 Harold St THORNBURY 3071	$1,200,000	28/05/2024

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: 28/10/2024 11:05

124 Hutton Street, Thornbury Vic 3071

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3 1 1

Property Type: House
Land Size: 392 sqm approx

Agent Comments

Indicative Selling Price
$1,295,000
Median House Price
September quarter 2024: $1,514,444

Comparable Properties



41 Darebin Rd THORNBURY 3071 (REI)

3 1 2

Price: $1,345,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



111a Harold St THORNBURY 3071 (REI/VG)

2 1 -

Price: $1,264,000
Method: Sold Before Auction
Date: 22/08/2024
Property Type: House (Res)
Land Size: 354 sqm approx

Agent Comments

89 Harold St THORNBURY 3071 (VG)

3 - -

Price: $1,200,000
Method: Sale
Date: 28/05/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 480 sqm approx

Agent Comments

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