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	40 Lewis Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,030,000

Median sale price

Median price $1,437,500 Property Type House Suburb Thornbury

Period - From 01/10/2024 to 31/12/2024 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	92 Rennie St THORNBURY 3071	$1,051,000	17/12/2024
2			
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: 07/02/2025 09:05

40 Lewis Street, Thornbury Vic 3071

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3 1 2

Property Type: House
Land Size: 331 sqm approx

Indicative Selling Price
$1,030,000
Median House Price
December quarter 2024: $1,437,500

Agent Comments

Presenting a versatile layout with potential for future enhancements (STCA), this character-filled three bedroom Art Deco home offers opportunity to secure a coveted inner-north address.

Comparable Properties



92 Rennie St THORNBURY 3071 (REI/VG)

2 1 1

Price: $1,051,000
Method: Private Sale
Date: 17/12/2024
Property Type: House (Res)
Land Size: 368 sqm approx

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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