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	6 Harold Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,550,000 & $1,650,000

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	19 Swift St NORTHCOTE 3070	$1,600,000	26/10/2024
2	19 Ballantyne St THORNBURY 3071	$1,500,000	30/09/2024
3	159 Collins St THORNBURY 3071	$1,575,000	11/09/2024

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: 04/02/2025 10:18

6 Harold Street, Thornbury Vic 3071

Rocco Siciliano
03 9403 9300
0408 348 032
roccosiciliano@jelliscraig.com.au



3 1 2

Rooms: 5
Property Type:
Divorce/Estate/Family Transfers
Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
December quarter 2024: $1,437,500

Comparable Properties



19 Swift St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,600,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House
Land Size: 491 sqm approx

Agent Comments



19 Ballantyne St THORNBURY 3071 (REI/VG)

4 1 2

Price: $1,500,000
Method: Private Sale
Date: 30/09/2024
Property Type: House
Land Size: 512 sqm approx

Agent Comments



159 Collins St THORNBURY 3071 (REI/VG)

3 1 2

Price: $1,575,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 529 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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