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	165 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,385,000 Property Type House Suburb Thornbury

Period - From 01/01/2025 to 31/03/2025 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	108 Hutton St THORNBURY 3071	$1,493,000	05/04/2025
2	86 Woolton Av THORNBURY 3071	$1,690,000	27/03/2025
3	89 Rennie St THORNBURY 3071	$1,510,000	15/02/2025

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: 02/06/2025 09:08

165 Smith Street, Thornbury Vic 3071

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



3 2 1

Property Type: House
Land Size: 337 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000
Median House Price
March quarter 2025: $1,385,000

Comparable Properties



108 Hutton St THORNBURY 3071 (REI)

3 1 1

Price: $1,493,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments



86 Woolton Av THORNBURY 3071 (REI/VG)

3 1 2

Price: $1,690,000
Method: Auction Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 402 sqm approx

Agent Comments



89 Rennie St THORNBURY 3071 (REI/VG)

3 1 1

Price: $1,510,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 258 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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