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<br>Including suburb and postcode | 126 Hutton Street, Thornbury Vic 3071 |

## Indicative selling price

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

Range between $1,680,000 & $1,800,000

## Median sale price

Median price $1,415,000 Property Type House Suburb Thornbury

Period - From 01/04/2025 to 30/06/2025 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 | 11 Scotia St PRESTON 3072 | $1,840,000 | 14/05/2025 |
| 2 | 29 Newman St THORNBURY 3071 | $1,710,000 | 07/04/2025 |
| 3 | 156 Harold St THORNBURY 3071 | $1,875,000 | 05/04/2025 |

**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: 26/08/2025 15:51

# 126 Hutton Street, Thornbury Vic 3071

JellisCraig

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**Indicative Selling Price**
$1,680,000 - $1,800,000
**Median House Price**
June quarter 2025: $1,415,000



4 2 1

**Property Type:** House (Res)
**Land Size:** 392 sqm approx

Agent Comments

## Comparable Properties



**11 Scotia St PRESTON 3072 (REI/VG)**

4 2 3

**Price:** $1,840,000
**Method:** Private Sale
**Date:** 14/05/2025
**Property Type:** House (Res)
**Land Size:** 525 sqm approx

Agent Comments



**29 Newman St THORNBURY 3071 (REI/VG)**

4 2 1

**Price:** $1,710,000
**Method:** Private Sale
**Date:** 07/04/2025
**Property Type:** House (Res)
**Land Size:** 334 sqm approx

Agent Comments



**156 Harold St THORNBURY 3071 (REI/VG)**

5 2 2

**Price:** $1,875,000
**Method:** Auction Sale
**Date:** 05/04/2025
**Property Type:** House (Res)
**Land Size:** 481 sqm approx

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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