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	63 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,458,000 Property Type House Suburb Thornbury

Period - From 11/08/2024 to 10/08/2025 Source Property Data

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	10 Hobson St THORNBURY 3071	$1,520,000	02/08/2025
2	76 Mansfield St THORNBURY 3071	$1,320,000	17/05/2025
3	108 Hutton St THORNBURY 3071	$1,493,000	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: 11/08/2025 12:16

63 Ballantyne Street, Thornbury Vic 3071

JellisCraig

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



3 1 1

Property Type: House
Land Size: 328 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
11/08/2024 - 10/08/2025: $1,458,000

Comparable Properties



10 Hobson St THORNBURY 3071 (REI)

3 1 2

Price: $1,520,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 453 sqm approx

Agent Comments



76 Mansfield St THORNBURY 3071 (REI)

3 1 -

Price: $1,320,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House

Agent Comments



108 Hutton St THORNBURY 3071 (REI/VG)

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

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

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