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	51 Martin Street, Thornbury Vic 3071

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,517,500 Property Type House Suburb Thornbury

Period - From 01/07/2025 to 30/09/2025 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	8 Dally St NORTHCOTE 3070	$2,045,000	11/10/2025
2	71 Rossmoyne St THORNBURY 3071	$2,150,000	30/09/2025
3	2 Kelvin Gr THORNBURY 3071	$2,010,000	23/08/2025

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: 22/10/2025 14:17

51 Martin Street, Thornbury Vic 3071

JellisCraig

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



4 2 2

Property Type: House (Res)
Land Size: 475 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2025: $1,517,500

Agent Comments

With an emphasis on family entertaining, this stylishly enhanced Victorian is steps to iconic High Street and transport.

Comparable Properties



8 Dally St NORTHCOTE 3070 (REI)

4 3 2

Price: $2,045,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)

Agent Comments



71 Rossmoyne St THORNBURY 3071 (REI)

4 2 2

Price: $2,150,000
Method: Private Sale
Date: 30/09/2025
Property Type: House

Agent Comments



2 Kelvin Gr THORNBURY 3071 (REI)

3 2 -

Price: $2,010,000
Method: Auction Sale
Date: 23/08/2025
Rooms: 5
Property Type: House (Res)
Land Size: 346 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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