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	113 Hutton Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,200,000 & $1,275,000

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	12 Speight St THORNBURY 3071	$1,385,000	22/09/2025
2	74 Fyffe St THORNBURY 3071	$1,200,000	01/08/2025
3	74 Albion St BRUNSWICK EAST 3057	$1,179,000	26/07/2025

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 14:15

113 Hutton Street, Thornbury Vic 3071

JellisCraig

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



3 1 1

Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,275,000
Median House Price
September quarter 2025: $1,517,500

Comparable Properties



12 Speight St THORNBURY 3071 (REI)

3 1 2

Price: $1,385,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 446 sqm approx

Agent Comments



74 Fyffe St THORNBURY 3071 (REI/VG)

3 1 2

Price: $1,200,000
Method: Sold Before Auction
Date: 01/08/2025
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments



74 Albion St BRUNSWICK EAST 3057 (REI/VG)

3 1 3

Price: $1,179,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 435 sqm approx

Agent Comments

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