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	3/47 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $636,500 Property Type Unit 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	2/39 Martin St THORNBURY 3071	$800,000	19/10/2025
2	1/62 Normanby Av THORNBURY 3071	$795,000	27/08/2025
3	1/37 Collins St THORNBURY 3071	$826,000	12/06/2025

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: 06/11/2025 13:34

3/47 Smith Street, Thornbury Vic 3071

JellisCraig

Luke Brizzi
03 9403 9300
0417 324 339
lukebrizzi@jelliscraig.com.au

Indicative Selling Price
$780,000 - $820,000
Median Unit Price
September quarter 2025: $636,500



2 1 1

Property Type: Strata Unit - Conjoined

Agent Comments

Comparable Properties



2/39 Martin St THORNBURY 3071 (REI)

2 1 1

Price: $800,000
Method: Sold Before Auction
Date: 19/10/2025
Property Type: Villa

Agent Comments



1/62 Normanby Av THORNBURY 3071 (VG)

2 - -

Price: $795,000
Method: Sale
Date: 27/08/2025
Property Type: Strata Unit/Flat

Agent Comments



1/37 Collins St THORNBURY 3071 (REI/VG)

2 1 1

Price: $826,000
Method: Auction Sale
Date: 12/06/2025
Property Type: Apartment

Agent Comments

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