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	117 Hutton Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,510,000 Property Type House Suburb Thornbury

Period - From 01/10/2025 to 31/12/2025 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	58 Harold St THORNBURY 3071	$1,412,000	13/12/2025
2	113 Hutton St THORNBURY 3071	$1,260,000	03/11/2025
3	74 Fyffe St THORNBURY 3071	$1,200,000	01/08/2025

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: 28/01/2026 09:54

117 Hutton Street, Thornbury Vic 3071

JellisCraig

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



2 1 1

Property Type: House (Res)
Land Size: 359 sqm approx

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
December quarter 2025: $1,510,000

Agent Comments

Steps to trams and lush wetlands, this charming Edwardian has been updated to deliver an inviting, ready-to-enjoy home.

Comparable Properties



58 Harold St THORNBURY 3071 (REI)

2 1 -

Price: $1,412,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)

Agent Comments

Similar age and style of property, renovated to a comparable standard on a smaller allotment of 252m2 (approx.) Competitive auction result.



113 Hutton St THORNBURY 3071 (REI/VG)

3 1 1

Price: $1,260,000
Method: Sold Before Auction
Date: 03/11/2025
Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments

Located two doors away, similar age and style of property, situated on a larger allotment of 457m2 (approx.), however the home was not renovated to the same standard as the target property, being viewed by most as land value.



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

Located in the same pocket, similar age and style of property, situated on a similar allotment of 356m2 (approx.), however the home was not renovated to the same standard as the target property, viewed by most as land value only.

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