

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

1/2 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$875,000

&

\$925,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Thornbury

Period - From 01/01/2026

to 31/03/2026

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	2/165 Miller St THORNBURY 3071	\$940,000	22/04/2026
2	4/13 Strettle St THORNBURY 3071	\$890,000	30/03/2026
3	2/111 Mansfield St THORNBURY 3071	\$840,000	28/03/2026

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:

27/05/2026 14:49



Property Type: Villa

Land Size: 238 sqm approx

Agent Comments

Modern updates, spacious interiors and a large courtyard/wrap around garden define this delightful two bedroom villa.

Comparable Properties



2/165 Miller St THORNBURY 3071 (REI)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 22/04/2026

Property Type: House



4/13 Strettle St THORNBURY 3071 (REI)

Agent Comments



Price: \$890,000

Method: Sold Before Auction

Date: 30/03/2026

Property Type: Villa



2/111 Mansfield St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit