

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

159 Miller Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,300,000

&

\$1,395,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Thornbury

Period - From 01/04/2026

to 30/06/2026

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	122 Harold St THORNBURY 3071	\$1,490,000	20/06/2026
2	17 Carlisle St PRESTON 3072	\$1,325,000	31/05/2026
3	6 Emery St PRESTON 3072	\$1,320,000	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:

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3 1 2

Property Type: House (Res)

Land Size: 467 sqm approx

Agent Comments

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Indicative Selling Price

\$1,300,000 - \$1,395,000

Median House Price

June quarter 2026: \$1,575,000

Comparable Properties



122 Harold St THORBURY 3071 (REI)

3 2 2

Agent Comments

Price: \$1,490,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House



17 Carlisle St PRESTON 3072 (REI)

3 1 1

Agent Comments

Price: \$1,325,000

Method: Private Sale

Date: 31/05/2026

Property Type: House



6 Emery St PRESTON 3072 (REI/VG)

3 2 3

Agent Comments

Price: \$1,320,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 446 sqm approx