

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

2/14 Hutton Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$450,000

&

\$470,000

Median sale price

Median price

\$511,250

Property Type

Unit

Suburb

Thornbury

Period - From

26/03/2025

to

25/03/2026

Source

Property Data

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	3/102 Keon St THORNBURY 3071	\$457,500	20/12/2025
2			
3			

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:

26/03/2026 14:16



John Bisignano
03 9489 1030
0413 067 916

john.bisignano@thebisiagent.com.au

Indicative Selling Price

\$450,000 - \$470,000

Median Unit Price

26/03/2025 - 25/03/2026: \$511,250



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/102 Keon St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$457,500

Method: Auction Sale

Date: 20/12/2025

Property Type: Apartment

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.