

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

2/157 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$902,500

Property Type Townhouse

Suburb Thornbury

Period - From 23/09/2025

to

22/09/2026

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	6/256 Glenlyon Rd FITZROY NORTH 3068	\$1,260,000	12/08/2026
2	4/2 Mccracken Av NORTHCOTE 3070	\$1,215,000	11/07/2026
3	1/54 Clarendon St THORNBURY 3071	\$1,150,000	26/05/2026

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:

23/09/2026 16:44

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 3  3  4

Property Type: Townhouse
Land Size: 263 sqm approx

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
23/09/2025 - 22/09/2026: \$902,500

Agent Comments

Offering a rare live-work opportunity in the heart of Thornbury, this unique townhouse combines versatile commercial space with stylish three-level living. Featuring four ground-floor offices, a six-car warehouse-style garage, light-filled open-plan living, balconies and three bedrooms.

Comparable Properties



6/256 Glenlyon Rd FITZROY NORTH 3068 (REI)

Agent Comments

 3  3  2

Price: \$1,260,000
Method: Private Sale
Date: 12/08/2026
Property Type: Townhouse (Res)



4/2 Mccracken Av NORTHCOTE 3070 (REI)

Agent Comments

 3  2  1

Price: \$1,215,000
Method: Auction Sale
Date: 11/07/2026
Property Type: Townhouse (Res)



1/54 Clarendon St THORNBURY 3071 (REI)

Agent Comments

 3  2  1

Price: \$1,150,000
Method: Sold Before Auction
Date: 26/05/2026
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9403 9300