

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

2/20 Woolton Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$615,000

Property Type

Unit

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	88 Beaconsfield Pde NORTHCOTE 3070	\$935,000	15/07/2026
2	4/8 Ballantyne St THORNBURY 3071	\$1,035,000	04/07/2026
3	4/116 Normanby Av THORNBURY 3071	\$915,000	21/05/2026

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:

29/07/2026 10:51

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000

Median Unit Price
June quarter 2026: \$615,000

Comparable Properties

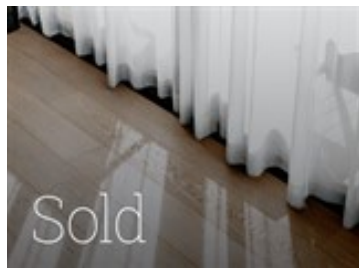


88 Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$935,000
Method: Private Sale
Date: 15/07/2026
Property Type: Townhouse (Single)



4/8 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

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Price: \$1,035,000
Method: Private Sale
Date: 04/07/2026
Property Type: Townhouse (Single)



4/116 Normanby Av THORNBURY 3071 (REI)

Agent Comments

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Price: \$915,000
Method: Private Sale
Date: 21/05/2026
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9403 9300