

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

22 Hammond Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,300,000

&

\$1,380,000

Median sale price

Median price \$1,495,000

Property Type House

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	46 Hammond St THORNBURY 3071	\$1,470,000	28/04/2026
2	155a Clarendon St THORNBURY 3071	\$1,350,000	25/11/2025
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:

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John Karr
03 9403 9300
0419 522 328
JohnKarr@jellisrcraig.com.au

Indicative Selling Price
\$1,300,000 - \$1,380,000
Median House Price
March quarter 2026: \$1,495,000



3 1 1

Property Type: House (Res)
Land Size: 444 sqm approx
Agent Comments

Comparable Properties



46 Hammond St THORNBURY 3071 (REI)

Agent Comments

2 1 2

Price: \$1,470,000
Method: Private Sale
Date: 28/04/2026
Property Type: House
Land Size: 605 sqm approx



155a Clarendon St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 -

Price: \$1,350,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: House (Res)
Land Size: 292 sqm approx

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.