

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

227 Darebin Road, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

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	98 Darebin Rd NORTHCOTE 3070	\$1,316,000	02/05/2026
2	245 Darebin Rd THORNBURY 3071	\$1,300,000	07/03/2026
3	222 Victoria Rd NORTHCOTE 3070	\$1,335,000	06/01/2026

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:

26/05/2026 07:47

Justin Mellar

03 9403 9300

0417 996 627

justinmellar@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

March quarter 2026: \$1,495,000



3 2 2

Property Type: House

Land Size: 453 sqm approx

Agent Comments

Comparable Properties



98 Darebin Rd NORTHCOTE 3070 (REI)

Agent Comments

3 1 2

Price: \$1,316,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)



245 Darebin Rd THORNBURY 3071 (REI)

Agent Comments

3 1 3

Price: \$1,300,000

Method: Sold Before Auction

Date: 07/03/2026

Property Type: House (Res)

Land Size: 547 sqm approx



222 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments

4 1 2

Price: \$1,335,000

Method: Private Sale

Date: 06/01/2026

Property Type: House (Res)

Land Size: 418 sqm approx