

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

31 Flinders Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,517,500

Property Type House

Suburb Thornbury

Period - From 01/07/2025

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	166 Gladstone Av NORTHCOTE 3070	\$1,610,000	14/08/2026
2	31 Gladstone Av NORTHCOTE 3070	\$1,590,000	13/06/2026
3	269 Raleigh St THORNBURY 3071	\$1,647,000	23/05/2026

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:

20/08/2026 12:25

31 Flinders Street, Thornbury Vic 3071

Mario Butera

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 4  2  2

Property Type: House (Res)

Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2026: \$1,517,500

Comparable Properties



166 Gladstone Av NORTHCOTE 3070 (REI)

Agent Comments

 4  1  2

Price: \$1,610,000

Method: Sold Before Auction

Date: 14/08/2026

Property Type: House

Land Size: 438 sqm approx



31 Gladstone Av NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,590,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 334 sqm approx



269 Raleigh St THORNBURY 3071 (REI)

Agent Comments

 4  2  2

Price: \$1,647,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 427 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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