

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

41 Fyffe Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

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	25 Gooch St THORNBURY 3071	\$1,500,000	24/06/2026
2	56 Newman St THORNBURY 3064	\$1,575,000	26/05/2026
3	210 Harold St THORNBURY 3071	\$1,650,000	26/03/2026

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:

15/09/2026 13:09



Property Type: House

Agent Comments

Comparable Properties



25 Gooch St THORNBURY 3071 (REI)



Price: \$1,500,000

Method: Private Sale

Date: 24/06/2026

Property Type: House

Agent Comments

Similar location but no second bathroom



56 Newman St THORNBURY 3064 (REI)



Price: \$1,575,000

Method: Sold Before Auction

Date: 26/05/2026

Property Type: House (Res)

Agent Comments

Has the car space but lack of second bathroom, Similar location



210 Harold St THORNBURY 3071 (REI)



Price: \$1,650,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: House (Res)

Land Size: 360 sqm approx

Agent Comments

Has the car space which Fyffe doesn't