

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

78 Hutton Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,475,000

&

\$1,550,000

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	62 The Avenue COBURG 3058	\$1,400,000	03/06/2026
2	46a James St PRESTON 3072	\$1,620,000	28/03/2026
3	20a Stott St PRESTON 3072	\$1,420,000	21/02/2026

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:

30/06/2026 14:48

Nigel Harry

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Indicative Selling Price

\$1,475,000 - \$1,550,000

Median House Price

March quarter 2026: \$1,495,000



4
 3
 2

Property Type: Townhouse
(Single)

Land Size: 260 sqm approx

Agent Comments

Bright and beautifully designed to deliver an abundance of space, this stylish residence offers exceptional family living with four generous bedrooms and three bathrooms, all set behind an attractive contemporary façade.

Comparable Properties



62 The Avenue COBURG 3058 (REI)

4
 3
 2

Price: \$1,400,000

Method: Private Sale

Date: 03/06/2026

Property Type: House

Land Size: 278 sqm approx

Agent Comments

Similar age and style of property, with smaller proportions and parking at the rear. Situated on a comparable allotment within walking distance to amenities similar to that of the target property.



46a James St PRESTON 3072 (REI/VG)

4
 3
 2

Price: \$1,620,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 311 sqm approx

Agent Comments

Similar style of property, however, this is a new build with larger proportions and land size. Inferior location.



20a Stott St PRESTON 3072 (REI/VG)

4
 3
 2

Price: \$1,420,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Agent Comments

Similar style of property, however, this is a new build. Smaller in proportions and land size of approximately 233m2, in a slightly inferior location.

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