

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

335 Gillies Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,510,000 Property Type House Suburb Thornbury

Period - From 01/10/2025 to 31/12/2025 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	60 Grange Rd ALPHINGTON 3078	\$1,700,000	26/10/2025
2	123 Dundas St PRESTON 3072	\$1,770,000	07/10/2025
3	55 Livingstone St IVANHOE 3079	\$1,825,000	09/09/2025

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:

03/03/2026 19:57



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
December quarter 2025: \$1,510,000

Comparable Properties



60 Grange Rd ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 26/10/2025
Property Type: House
Land Size: 605 sqm approx



123 Dundas St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,770,000
Method: Sold Before Auction
Date: 07/10/2025
Property Type: House (Res)
Land Size: 831 sqm approx



55 Livingstone St IVANHOE 3079 (VG)

Agent Comments



Price: \$1,825,000
Method: Sale
Date: 09/09/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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