

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

127 Fyffe 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	97 Moore St COBURG 3058	\$1,730,000	20/02/2026
2	15 Hill St THORNBURY 3071	\$1,837,500	10/11/2025
3			

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:

06/03/2026 10:46



Property Type: House

Land Size: 1088 sqm approx

Agent Comments

Comparable Properties



97 Moore St COBURG 3058 (REI)

Agent Comments



Price: \$1,730,000

Method: Sold Before Auction

Date: 20/02/2026

Property Type: House

Land Size: 479 sqm approx



15 Hill St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,837,500

Method: Private Sale

Date: 10/11/2025

Property Type: House

Land Size: 512 sqm approx

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.