

# 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 Wales Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,500,000 & \$3,800,000

### 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	37 Mccracken Av NORTHCOTE 3070	\$3,670,000	06/12/2025
2	58 Christmas St NORTHCOTE 3070	\$4,165,000	30/10/2025
3	102 Jenkins St NORTHCOTE 3070	\$3,513,622	15/09/2025

**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:

21/01/2026 09:27

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 5    2    4

**Property Type:** House (Res)

**Land Size:** 605 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,500,000 - \$3,800,000

**Median House Price**

December quarter 2025: \$1,510,000

## Comparable Properties



**37 Mccracken Av NORTHCOTE 3070 (REI)**

Agent Comments

 4    2    1

**Price:** \$3,670,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 524 sqm approx



**58 Christmas St NORTHCOTE 3070 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$4,165,000

**Method:** Private Sale

**Date:** 30/10/2025

**Property Type:** House (Res)

**Land Size:** 454 sqm approx



**102 Jenkins St NORTHCOTE 3070 (VG)**

Agent Comments

 5    -    -

**Price:** \$3,513,622

**Method:** Sale

**Date:** 15/09/2025

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 798 sqm approx

Account - Jellis Craig | P: 03 9070 5095