

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

62 Hutton Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

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	22 Bent St NORTHCOTE 3070	\$2,165,000	28/02/2026
2	5 Hamer St BRUNSWICK EAST 3057	\$2,310,000	16/10/2025
3	8 Dally St NORTHCOTE 3070	\$2,045,000	11/10/2025

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:

12/03/2026 14:33

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4 2 1

Property Type: House
Land Size: 390 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
December quarter 2025: \$1,510,000

Comparable Properties



22 Bent St NORTHCOTE 3070 (REI)

Agent Comments

3 2 1

Price: \$2,165,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)



5 Hamer St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

4 2 2

Price: \$2,310,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 427 sqm approx



8 Dally St NORTHCOTE 3070 (REI/VG)

Agent Comments

4 3 2

Price: \$2,045,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 249 sqm approx

Account - Whitefox Real Estate | P: 96459699



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