

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

20 Flinders Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$1,829,000

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	32 Harold St THORNBURY 3071	\$1,850,000	23/05/2026
2	26 Mihil St PRESTON 3072	\$1,785,000	20/03/2026
3	69 Rennie St THORNBURY 3071	\$1,800,000	13/02/2026

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:

25/05/2026 10:48

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Indicative Selling Price

\$1,829,000

Median House Price

March quarter 2026: \$1,495,000



 4  2  2

Property Type: House

Land Size: 524 sqm approx

Agent Comments

Comparable Properties



32 Harold St THORNBURY 3071 (REI)

Agent Comments

 4  2  4

Price: \$1,850,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 831 sqm approx



26 Mihil St PRESTON 3072 (REI)

Agent Comments

 4  2  2

Price: \$1,785,000

Method: Private Sale

Date: 20/03/2026

Property Type: House



69 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,800,000

Method: Sold Before Auction

Date: 13/02/2026

Property Type: House (Res)

Land Size: 356 sqm approx

Account - Jellis Craig | P: 03 9403 9300