

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

402 St Georges Road, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,580,000

&

\$1,620,000

Median sale price

Median price

\$1,575,000

Property Type

House

Suburb

Thornbury

Period - From

01/04/2026

to

30/06/2026

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	166 Gladstone Av NORTHCOTE 3070	\$1,610,000	14/08/2026
2	31 Gladstone Av NORTHCOTE 3070	\$1,590,000	13/06/2026
3	244a Rossmoyne St THORNBURY 3071	\$1,575,000	04/05/2026

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:

24/08/2026 13:05

Luke Brizzi
03 9403 9300
0417 324 339
lukebrizzi@jellisrcraig.com.au

Indicative Selling Price

\$1,580,000 - \$1,620,000

Median House Price

June quarter 2026: \$1,575,000



4 1.5 1

Property Type: House

Land Size: 407 sqm approx

Agent Comments

Comparable Properties



166 Gladstone Av NORTHCOTE 3070 (REI)

Agent Comments

4 1 2

Price: \$1,610,000

Method: Sold Before Auction

Date: 14/08/2026

Property Type: House (Res)

Land Size: 438 sqm approx



31 Gladstone Av NORTHCOTE 3070 (REI/VG)

Agent Comments

4 2 2

Price: \$1,590,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 334 sqm approx



244a Rossmoyne St THORNBURY 3071 (REI/VG)

Agent Comments

3 2 4

Price: \$1,575,000

Method: Private Sale

Date: 04/05/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 9403 9300