

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

438 St Georges Road, Thornbury VIC 3071

Indicative selling price

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

Range between

\$1,550,000

&

\$1,700,000

Median sale price

Median price

\$1,497,500

Property Type

House

Suburb

Thornbury

Period - From

11/02/2026

to

10/08/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
23 Bradley Avenue Thornbury VIC	\$1,465,000	25/03/2026
139 Rossmoyne Street Thornbury VIC	\$1,685,000	11/04/2026
183 Clarendon Street Thornbury VIC	\$1,650,000	26/03/2026

This Statement of Information was prepared on:

11/08/2026