

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

6 Gladhall Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,497,500

Property Type House

Suburb Thornbury

Period - From 24/07/2025

to

23/07/2026

Source Property Data

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	16 Dennis St NORTHCOTE 3070	\$1,075,000	06/07/2026
2	29 Hotham St PRESTON 3072	\$1,085,000	16/03/2026
3	175 Darebin Rd THORNBURY 3071	\$1,150,000	27/02/2026

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:

24/07/2026 14:50



Property Type: House

Land Size: 525 sqm approx

Agent Comments

Comparable Properties



16 Dennis St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 06/07/2026

Property Type: House



29 Hotham St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,085,000

Method: Private Sale

Date: 16/03/2026

Property Type: House

Land Size: 268 sqm approx

175 Darebin Rd THORNBURY 3071 (VG)

Agent Comments



Price: \$1,150,000

Method: Sale

Date: 27/02/2026

Property Type: House (Previously Occupied - Detached)

Land Size: 605 sqm approx