

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

320 Gillies Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$2,590,000

&

\$2,690,000

Median sale price

Median price \$1,493,000

Property Type House

Suburb Thornbury

Period - From 01/01/2025

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	321 Raleigh St THORNBURY 3071	\$2,588,000	18/03/2026
2	1 Francis Gr THORNBURY 3071	\$2,825,000	27/11/2025
3	107 Gooch St THORNBURY 3071	\$2,580,000	25/10/2025

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:

26/03/2026 10:17



Property Type: House

Land Size: 536 sqm approx

Agent Comments

Comparable Properties



321 Raleigh St THORNBURY 3071 (REI)

Agent Comments



Price: \$2,588,000

Method: Sold Before Auction

Date: 18/03/2026

Property Type: House (Res)



1 Francis Gr THORNBURY 3071 (REI)

Agent Comments



Price: \$2,825,000

Method: Auction Sale

Date: 27/11/2025

Property Type: House (Res)



107 Gooch St THORNBURY 3071 (REI)

Agent Comments



Price: \$2,580,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)