

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

120 Harold Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,650,000

&

\$1,720,000

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	60 Kendall St PRESTON 3072	\$1,668,500	25/06/2026
2	43 Shaftesbury Pde THORNBURY 3071	\$1,790,000	30/05/2026
3	127 Fyffe St THORNBURY 3071	\$1,765,000	28/03/2026

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:

06/08/2026 09:30

120 Harold Street, Thornbury Vic 3071

McGrath

Gino De Iesi

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Indicative Selling Price

\$1,650,000 - \$1,720,000

Median House Price

June quarter 2026: \$1,575,000



3 1 2

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



60 Kendall St PRESTON 3072 (REI)

Agent Comments

3 2 3

Price: \$1,668,500

Method: Sold Before Auction

Date: 25/06/2026

Property Type: House (Res)

Land Size: 816 sqm approx



43 Shaftesbury Pde THORNBURY 3071 (REI)

Agent Comments

4 1 1

Price: \$1,790,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 641 sqm approx



127 Fyffe St THORNBURY 3071 (REI)

Agent Comments

4 2 2

Price: \$1,765,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 1088 sqm approx

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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