

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 80 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$1,449,000

Median sale price

Median price \$1,495,000

Property Type House

Suburb Thornbury

Period - From 01/01/2026

to 31/03/2026

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	4/4 Strettle St THORNBURY 3071	\$1,300,000	01/04/2026
2	5/11 Pender St THORNBURY 3071	\$1,372,500	16/11/2025
3			

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:

23/04/2026 16:58

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Indicative Selling Price

\$1,449,000

Median House Price

March quarter 2026: \$1,495,000



Property Type: Townhouse

Land Size: 173 sqm approx

Agent Comments

Comparable Properties



4/4 Strettle St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 01/04/2026

Property Type: Townhouse (Res)



5/11 Pender St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,372,500

Method: Sold Before Auction

Date: 16/11/2025

Property Type: Townhouse (Res)

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.