

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

191b Miller Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,477,500

Property Type House

Suburb Thornbury

Period - From 01/07/2024

to

30/06/2025

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	99a Beaconsfield Pde NORTHCOTE 3070	\$1,570,000	19/07/2025
2	165 Smith St THORNBURY 3071	\$1,540,000	06/07/2025
3	194 Nicholson St BRUNSWICK EAST 3057	\$1,575,000	04/07/2025

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:

05/08/2025 17:52

191b Miller Street, Thornbury Vic 3071

**Nelson
Alexander**

Liz Walker

9490 2900

0412 659 140

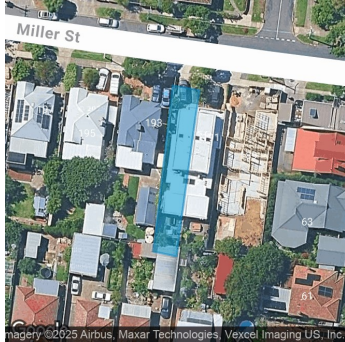
lwalker@nelsonalexander.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending June 2025: \$1,477,500



Property Type:

Agent Comments

Comparable Properties



99a Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,570,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House (Res)



165 Smith St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,540,000

Method: Private Sale

Date: 06/07/2025

Property Type: House



194 Nicholson St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,575,000

Method: Private Sale

Date: 04/07/2025

Property Type: House

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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