

# 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 401/85 Hutton Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$660,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Thornbury

Period - From 01/01/2026 to 31/03/2026 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

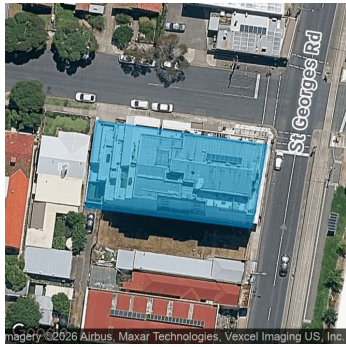
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	207/5 Beavers Rd NORTHCOTE 3070	\$655,000	08/04/2026
2	307/69 High St PRESTON 3072	\$665,000	02/02/2026
3	308/1 Bent St NORTHCOTE 3070	\$660,000	22/01/2026

**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: 30/06/2026 11:48



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$620,000 - \$660,000  
**Median Unit Price**  
March quarter 2026: \$690,000

## Comparable Properties



**207/5 Beavers Rd NORTHCOTE 3070 (REI/VG)**

[Agent Comments](#)



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 08/04/2026  
**Property Type:** Apartment

**307/69 High St PRESTON 3072 (VG)**

[Agent Comments](#)



**Price:** \$665,000  
**Method:** Sale  
**Date:** 02/02/2026  
**Property Type:** Strata Flat - Single OYO Flat



**308/1 Bent St NORTHCOTE 3070 (REI/VG)**

[Agent Comments](#)



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 22/01/2026  
**Property Type:** Apartment

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788