Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 11/11/2026

Property offered for sale

Address
Including suburb and postcode: 46 Flinders Street, Thornbury Vic 3071

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	117	432

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,350,000 & $1,430,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,470,000 | Property type House | Suburb Thornbury

Period: from 11/11/2025 to 10/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	6 Gooch St THORNBURY 3071		
Sale price	$1,400,000	Date of sale	23/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	3	N/A	427

Comparable property 2

Address	7 Francis Gr THORNBURY 3071		
Sale price	$1,350,000	Date of sale	22/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	4	N/A	414

Comparable property 3

Address	56 Bradley Av THORNBURY 3071		
Sale price	$1,435,000	Date of sale	26/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	3	N/A	420

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=052dc3f6886a4f99b0da027836b3f096

46 Flinders Street, Thornbury Vic 3071

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3 1 2

Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,430,000
Median House Price
11/11/2025 - 10/11/2026: $1,470,000

Comparable Properties



6 Gooch St THORNBURY 3071 (REI)

4 2 3

Price: $1,400,000
Method: Private Sale
Date: 23/10/2026
Rooms: 6
Property Type: House (Res)
Land Size: 427 sqm approx

Agent Comments

Similar in its location and proximity to High Street and surrounding amenities. Although this property featured an additional bedroom and bathroom internally, it was situated adjacent to a commercial property and apartment development,



7 Francis Gr THORNBURY 3071 (REI)

3 1 4

Price: $1,350,000
Method: Private Sale
Date: 22/07/2026
Property Type: House (Res)
Land Size: 414 sqm approx

Agent Comments

Similar attributes to the subject property; however, it is not as updated internally and externally as the subject property.



56 Bradley Av THORNBURY 3071 (REI)

3 1 3

Price: $1,435,000
Method: Private Sale
Date: 26/05/2026
Property Type: House (Res)
Land Size: 420 sqm approx

Agent Comments

Similar attributes to the subject property; however, it is located in the western part of Thornbury and is not as centrally positioned as the subject property.

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