

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

1 Francis Grove, Thornbury Vic 3071

Indicative selling price

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

Range between \$2,570,000

&

\$2,770,000

Median sale price

Median price \$1,465,000

Property Type House

Suburb Thornbury

Period - From 01/10/2024

to 30/09/2025

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	107 Gooch St THORNBURY 3071	\$2,580,000	25/10/2025
2	21 Tanner Gr NORTHCOTE 3070	\$2,760,000	02/08/2025
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:

24/11/2025 15:35

1 Francis Grove, Thornbury Vic 3071



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Indicative Selling Price

\$2,570,000 - \$2,770,000

Median House Price

Year ending September 2025: \$1,465,000



4 2 1

Property Type: House

Agent Comments

Comparable Properties



107 Gooch St THORBURY 3071 (REI)

Agent Comments

4 2 2

Price: \$2,580,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)



21 Tanner Gr NORTHCOTE 3070 (REI/VG)

Agent Comments

4 3 4

Price: \$2,760,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 600 sqm approx

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.

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



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