

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

183 Rossmoyne Street, Thornbury Vic 3071
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Indicative selling price

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

Range between

\$1,300,000

 &

\$1,370,000

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	49 Fenwick St THORNBURY 3071	\$1,380,000	11/04/2026
2	117 Hutton St THORNBURY 3071	\$1,350,000	18/02/2026
3	314 Raleigh St THORNBURY 3071	\$1,343,000	27/01/2026

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:

20/05/2026 09:25



Property Type: House (Res)

Land Size: 482 sqm approx

Agent Comments

Comparable Properties



49 Fenwick St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 347 sqm approx



117 Hutton St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Land Size: 359 sqm approx



314 Raleigh St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,343,000

Method: Sold Before Auction

Date: 27/01/2026

Property Type: House (Res)

Land Size: 411 sqm approx