

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

188a Raleigh 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 \$1,415,000 Property Type House Suburb Thornbury

Period - From 01/04/2025 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	31c Swift St THORNBURY 3071	\$1,500,000	12/04/2025
2	119a Smith St THORNBURY 3071	\$1,661,000	12/04/2025
3	97A Clyde St THORNBURY 3071	\$1,570,000	10/05/2025

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:

28/08/2025 15:17



Property Type: House

Agent Comments

Comparable Properties



31c Swift St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,500,000

Method:

Date: 12/04/2025

Property Type: House



119a Smith St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,661,000

Method:

Date: 12/04/2025

Property Type: House



97A Clyde St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,570,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House