

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

241 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,465,000

Property Type House

Suburb Thornbury

Period - From 30/10/2024

to

29/10/2025

Source Property Data

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	1 Walsh Av THORNBURY 3071	\$933,000	12/05/2025
2	273 Victoria Rd THORNBURY 3071	\$901,000	13/08/2025
3	273A Victoria Rd THORNBURY 3071	\$901,000	13/08/2025

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:

30/10/2025 10:01



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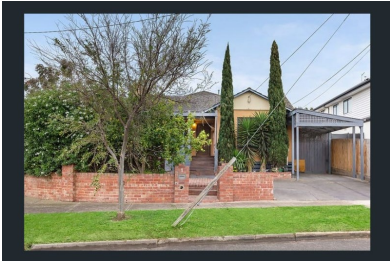


3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
30/10/2024 - 29/10/2025: \$1,465,000

Comparable Properties



1 Walsh Av THORNBURY 3071 (REI)

Agent Comments

3 1 3

Price: \$933,000
Method:
Date: 12/05/2025
Property Type: House



273 Victoria Rd THORNBURY 3071 (REI/VG)

Agent Comments

2 1 2

Price: \$901,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 352 sqm approx



273A Victoria Rd THORNBURY 3071 (REI/VG)

Agent Comments

2 1 3

Price: \$901,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 352 sqm approx

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



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