

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 325 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,437,500 Property Type House Suburb Thornbury

Period - From 01/10/2024 to 31/12/2024 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	254 Mansfield St THORNBURY 3071	\$1,080,000	13/12/2024
2	17 Butler St PRESTON 3072	\$1,086,000	16/11/2024
3	173 Collins St THORNBURY 3071	\$1,208,000	09/11/2024

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: 20/02/2025 15:00

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2024: \$1,437,500



2 1 2

Property Type: House

Agent Comments

Comparable Properties



254 Mansfield St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 2

Price: \$1,080,000

Method: Sold Before Auction

Date: 13/12/2024

Property Type: House (Res)

Land Size: 422 sqm approx



17 Butler St PRESTON 3072 (REI/VG)

Agent Comments

2 1 2

Price: \$1,086,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 519 sqm approx



173 Collins St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 1

Price: \$1,208,000

Method: Private Sale

Date: 09/11/2024

Property Type: House

Land Size: 539 sqm approx

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



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