

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

85 Darebin Road, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,400,000

&

\$1,460,000

Median sale price

Median price

\$1,461,000

Property Type

House

Suburb

Thornbury

Period - From

10/10/2024

to

09/10/2025

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	168 Darebin Rd NORTHCOTE 3070	\$1,505,000	28/06/2025
2	20 Newman St THORNBURY 3071	\$1,415,000	21/06/2025
3	265 Raleigh St THORNBURY 3071	\$1,400,000	17/05/2025

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:

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Indicative Selling Price

\$1,400,000 - \$1,460,000

Median House Price

10/10/2024 - 09/10/2025: \$1,461,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



168 Darebin Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

4 2 4

Price: \$1,505,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 427 sqm approx



20 Newman St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 3

Price: \$1,415,000

Method: Private Sale

Date: 21/06/2025

Property Type: House

Land Size: 418 sqm approx



265 Raleigh St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 3

Price: \$1,400,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House

Land Size: 430 sqm approx

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



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