

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

286 Victoria Road, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,160,000

&

\$1,220,000

Median sale price

Median price

\$1,465,000

Property Type

House

Suburb

Thornbury

Period - From

01/11/2024

to

31/10/2025

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	138 Gooch St THORNBURY 3071	\$1,235,000	10/05/2025
2	127 Mansfield St THORNBURY 3071	\$1,240,000	25/07/2025
3			

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:

01/11/2025 18:48



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Indicative Selling Price

\$1,160,000 - \$1,220,000

Median House Price

01/11/2024 - 31/10/2025: \$1,465,000



3 1 1

Property Type: House

Land Size: 332 sqm approx

Agent Comments

Comparable Properties

138 Gooch St THORBURY 3071 (REI)

Agent Comments

3 1 2

Price: \$1,235,000

Method:

Date: 10/05/2025

Property Type: House



127 Mansfield St THORBURY 3071 (REI/VG)

Agent Comments

2 1 -

Price: \$1,240,000

Method: Sold Before Auction

Date: 25/07/2025

Property Type: House (Res)

Land Size: 252 sqm approx

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.

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



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