

## 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

1/325 RALEIGH STREET THORNBURY VIC 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,320,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

2/128 KELLETT STREET NORTHCOTE VIC 3070	\$1,170,000	14-Sep-24
2/89 FLINDERS STREET THORNBURY VIC 3071	\$920,000	24-Oct-24
2/325 RALEIGH STREET THORNBURY VIC 3071	\$978,000	27-Oct-24

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 6 months.

This Statement of Information was prepared on: 31 January 2025

MOSS SALES

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**2/128 KELLETT STREET  
NORTHCOTE VIC 3070**

 3  1  1

Sold Price **\$1,170,000** Sold Date **14-Sep-24**

Distance **1.06km**



**2/89 FLINDERS STREET  
THORNBURY VIC 3071**

 3  1  1

Sold Price **\$920,000** Sold Date **24-Oct-24**

Distance **1.5km**



**2/325 RALEIGH STREET  
THORNBURY VIC 3071**

 3  1  1

Sold Price **\$978,000** Sold Date **27-Oct-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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