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	29 Newman Street, Thornbury Vic 3071
Including suburb and	•
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,460,000	Pro	perty Type	House		Suburb	Thornbury
Period - From	01/01/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	25 Austral Av PRESTON 3072	\$1,680,000	23/02/2025
2	76 Elm St NORTHCOTE 3070	\$1,740,000	02/11/2024
3	58 Beavers Rd NORTHCOTE 3070	\$1,730,000	29/10/2024

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:	12/03/2025 14:22













Property Type: House Land Size: 335 sqm approx

Agent Comments Off street parking

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price**

Year ending December 2024: \$1,460,000

Comparable Properties



25 Austral Av PRESTON 3072 (REI)



Price: \$1,680,000 Method: Auction Sale Date: 23/02/2025

Property Type: House (Res)

Agent Comments



76 Elm St NORTHCOTE 3070 (REI/VG)

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Price: \$1,740,000

Method: Sold Before Auction

Date: 02/11/2024

Property Type: House (Res) Land Size: 299 sqm approx

Agent Comments



58 Beavers Rd NORTHCOTE 3070 (REI/VG)



Price: \$1,730,000 Method: Auction Sale Date: 29/10/2024

Property Type: House (Res) Land Size: 334 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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