

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

29 Newman Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,460,000

Property 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.

	Address 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



4
 2
 1

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)

Agent Comments

4
 2
 1

Price: \$1,680,000
Method: Auction Sale
Date: 23/02/2025
Property Type: House (Res)



76 Elm St NORTHCOTE 3070 (REI/VG)

Agent Comments

3
 1
 -

Price: \$1,740,000
Method: Sold Before Auction
Date: 02/11/2024
Property Type: House (Res)
Land Size: 299 sqm approx



58 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

3
 1
 -

Price: \$1,730,000
Method: Auction Sale
Date: 29/10/2024
Property Type: House (Res)
Land Size: 334 sqm approx

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