

# 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

14 Agnes Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,385,000

Property Type House

Suburb Thornbury

Period - From 01/01/2025

to 31/03/2025

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	63 Gladstone Av NORTHCOTE 3070	\$1,442,000	19/03/2025
2	8 Northcote St NORTHCOTE 3070	\$1,410,000	31/01/2025
3	17 Latham St NORTHCOTE 3070	\$1,301,000	14/12/2024

**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:

12/05/2025 15:20

14 Agnes Street, Thornbury Vic 3071

**Jellis  
Craig**

Nigel Harry

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**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

March quarter 2025: \$1,385,000



2 1 0

**Property Type:** House

**Land Size:** 232 sqm approx

**Agent Comments**

## Comparable Properties



**63 Gladstone Av NORTHCOTE 3070 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,442,000

**Method:** Sold Before Auction

**Date:** 19/03/2025

**Property Type:** House (Res)



**8 Northcote St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,410,000

**Method:** Sold Before Auction

**Date:** 31/01/2025

**Property Type:** House (Res)

**Land Size:** 216 sqm approx



**17 Latham St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** House (Res)

**Land Size:** 190 sqm approx

**Account - Jellis Craig | P: 03 9403 9300**



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