

# 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

16 Rossmoyne 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)

Single price \$1,375,000

### Median sale price

Median price \$1,415,000

Property Type House

Suburb Thornbury

Period - From 01/04/2025

to 30/06/2025

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	14 Agnes St THORNBURY 3071	\$1,465,000	20/06/2025
2	6 St David St NORTHCOTE 3070	\$1,325,000	24/05/2025
3	63 Gladstone Av NORTHCOTE 3070	\$1,442,000	19/03/2025

**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:

28/07/2025 16:49

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**Indicative Selling Price**

\$1,375,000

**Median House Price**

June quarter 2025: \$1,415,000



 2  1  0

**Property Type:** House (Res)

**Land Size:** 281 sqm approx

Agent Comments

## Comparable Properties



**14 Agnes St THORNBURY 3071 (REI)**

Agent Comments

 2  1  -

**Price:** \$1,465,000

**Method:** Private Sale

**Date:** 20/06/2025

**Property Type:** House



**6 St David St NORTHCOTE 3070 (REI/VG)**

Agent Comments

 2  1  -

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)

**Land Size:** 258 sqm approx



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

Agent Comments

 2  1  -

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

**Method:** Sold Before Auction

**Date:** 19/03/2025

**Property Type:** House (Res)

**Land Size:** 193 sqm approx

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