### 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	16 Rossmoyne Street, Thornbury Vic 3071
Including suburb and	·
postcode	

#### Indicative selling price

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

Single price \$1,375,000

#### Median sale price

Median price	\$1,415,000	Pro	perty 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

Add	dress 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 comparableproperties 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



# **JellisCraig**

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**Indicative Selling Price** \$1,375,000 **Median House Price** June quarter 2025: \$1,415,000





Property Type: House (Res) Land Size: 281 sqm approx

**Agent Comments** 

# Comparable Properties



14 Agnes St THORNBURY 3071 (REI)

Price: \$1,465,000 Method: Private Sale Date: 20/06/2025 Property Type: House

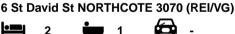




2







Price: \$1,325,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res) Land Size: 258 sqm approx

Agent Comments

**Agent Comments** 



63 Gladstone Av NORTHCOTE 3070 (REI/VG)



Price: \$1,442,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: House (Res) Land Size: 193 sqm approx **Agent Comments** 

Account - Jellis Craig | P: 03 9403 9300



