

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

162 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	217 Station St FAIRFIELD 3078	\$1,302,000	30/01/2025
2	106 Darebin Rd NORTHCOTE 3070	\$1,340,000	21/06/2025
3	29 Glanfield St NORTHCOTE 3070	\$1,380,000	14/06/2025

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:

02/07/2025 09:21

162 Gooch Street, Thornbury Vic 3071



3 1 1

Property Type: House

Agent Comments

Daniel Atsis
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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2025: \$1,385,000

Comparable Properties



217 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments

3 1 1

Price: \$1,302,000

Method: Auction Sale

Date: 30/01/2025

Property Type: House (Res)

Land Size: 496 sqm approx



106 Darebin Rd NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,340,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)



29 Glanfield St NORTHCOTE 3070 (REI)

Agent Comments

4 1 1

Price: \$1,380,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Account - Belle Property Richmond | P: 03 9967 8899



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