

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

2/98 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Thornbury

Period - From 01/04/2024

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	14/55 Gadd St NORTHCOTE 3070	\$760,000	08/03/2025
2	4/73 Gadd St NORTHCOTE 3070	\$700,000	06/03/2025
3	2/109 Plenty Rd PRESTON 3072	\$730,000	17/02/2025

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:

29/05/2025 11:35



Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median House Price
Year ending March 2025: \$1,455,000

Comparable Properties



14/55 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 08/03/2025
Property Type: Townhouse (Single)



4/73 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 06/03/2025
Rooms: 3
Property Type: Townhouse (Res)



2/109 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments



Price: \$730,000
Method: Sold Before Auction
Date: 17/02/2025
Property Type: Townhouse (Res)