

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

281 Rathmines Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,477,500

Property Type

House

Suburb

Thornbury

Period - From

01/07/2024

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	204a Raleigh St THORNBURY 3071	\$2,010,000	07/07/2025
2	306 Rathmines St THORNBURY 3071	\$2,080,000	17/05/2025
3			

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:

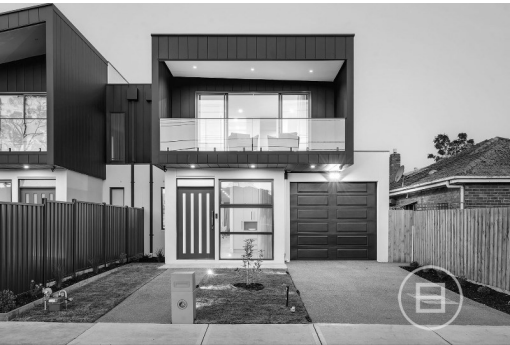
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Indicative Selling Price
\$2,000,000 - \$2,200,000

Median House Price
Year ending June 2025: \$1,477,500



4 3 2

Property Type:
Agent Comments

Comparable Properties



204a Raleigh St THORNBURY 3071 (REI)

Agent Comments

4 3 2

Price: \$2,010,000
Method: Private Sale
Date: 07/07/2025
Property Type: House



306 Rathmines St THORNBURY 3071 (REI)

Agent Comments

4 3 2

Price: \$2,080,000
Method: Private Sale
Date: 17/05/2025
Property Type: House

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. 204A Raleigh Street, Thornbury & 306 Rathmines Street, Thornbury are the only two comparable sales that have sold in the last six months.