

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

2/184 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$355,000 & \$390,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Thornbury

Period - From 01/04/2026 to 30/06/2026 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	9/8 Kemp St THORNBURY 3071	\$425,000	14/08/2026
2	2/31 Emmaline St NORTHCOTE 3070	\$372,500	12/07/2026
3	7/8 Murray St THORNBURY 3071	\$380,000	02/06/2026

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:

14/08/2026 16:17



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$355,000 - \$390,000

Median Unit Price

June quarter 2026: \$615,000

Comparable Properties



9/8 Kemp St THORNBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$425,000

Method: Private Sale

Date: 14/08/2026

Property Type: Apartment



2/31 Emmaline St NORTHCOTE 3070 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$372,500

Method: Sold Before Auction

Date: 12/07/2026

Property Type: Unit



7/8 Murray St THORNBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$380,000

Method: Private Sale

Date: 02/06/2026

Property Type: Apartment

Land Size: 757 sqm approx