

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

25 Wales Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,780,000

&

\$1,850,000

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	4 Wastell St NORTHCOTE 3070	\$1,900,000	07/02/2025
2	44 Emmaline St NORTHCOTE 3070	\$1,850,000	30/11/2024
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

\$1,780,000 - \$1,850,000

Median House Price

March quarter 2025: \$1,385,000



3 2 1

Property Type:
Agent Comments

Comparable Properties



4 Wastell St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 1

Price: \$1,900,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: House (Res)
Land Size: 442 sqm approx



44 Emmaline St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 2

Price: \$1,850,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 513 sqm approx

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.



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