

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

258 Raleigh Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,575,000

Property Type

House

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	332 Rossmoyne St THORNBURY 3071	\$1,180,000	08/07/2026
2	183 Rossmoyne St THORNBURY 3071	\$1,350,000	13/06/2026
3	46 Hammond St THORNBURY 3071	\$1,470,000	28/04/2026

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:

22/07/2026 10:05

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jellisrcraig.com.au



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Property Type: House (Res)

Land Size: 446 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2026: \$1,575,000

Comparable Properties



332 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments

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Price: \$1,180,000

Method: Private Sale

Date: 08/07/2026

Property Type: House



183 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments

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Price: \$1,350,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 482 sqm approx



46 Hammond St THORNBURY 3071 (REI)

Agent Comments

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Price: \$1,470,000

Method: Sold Before Auction

Date: 28/04/2026

Property Type: House (Res)

Land Size: 605 sqm approx