

# 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

299 Raleigh Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,380,000

&

\$1,450,000

### 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	291 Gooch St THORNBURY 3071	\$1,410,000	18/04/2025
2	142 Victoria Rd NORTHCOTE 3070	\$1,375,000	13/03/2025
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**

\$1,380,000 - \$1,450,000

**Median House Price**

March quarter 2025: \$1,385,000



4 2 3

**Property Type:** House  
**Land Size:** 470 sqm approx  
**Agent Comments**

## Comparable Properties



**291 Gooch St THORBURY 3071 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,410,000  
**Method:** Sold Before Auction  
**Date:** 18/04/2025  
**Property Type:** House



**142 Victoria Rd NORTHCOTE 3070 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,375,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2025  
**Property Type:** House (Res)  
**Land Size:** 683 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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