

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

5/295 ROSSMOYNE STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Thornbury

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

6/135 RALEIGH STREET THORNBURY VIC 3071	\$400,000	12-Dec-24
2/40 CLARENDON STREET THORNBURY VIC 3071	\$390,000	24-Apr-25
9/56 PENDER STREET THORNBURY VIC 3071	\$375,000	12-May-25

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 6 months.~~

This Statement of Information was prepared on: 21 May 2025



**6/135 RALEIGH STREET
THORNBURY VIC 3071**

 1  1  -

Sold Price **\$400,000** Sold Date **12-Dec-24**

Distance **1.06km**



**2/40 CLARENDON STREET
THORNBURY VIC 3071**

 1  1  -

Sold Price ^{RS} **\$390,000** Sold Date **24-Apr-25**

Distance **1.57km**



**9/56 PENDER STREET
THORNBURY VIC 3071**

 1  1  1

Sold Price ^{RS} **\$375,000** Sold Date **12-May-25**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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