## 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

70 Mansfield Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$2,400,000		&		\$2,500,000			
Median sale price								
Median price	\$1,385,000	Property Type Hou		Hous	ISE		Suburb	Thornbury
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	113 Kellett St NORTHCOTE 3070	\$2,345,000	12/04/2025
2	203 Gillies St FAIRFIELD 3078	\$2,600,000	04/04/2025
3	168 Beavers Rd NORTHCOTE 3070	\$2,700,000	25/02/2025

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:

16/04/2025 10:26





Nigel Harry 03 9403 9300 0412 464 116





Property Type: House (Res) Land Size: 470 sqm approx Indicative Selling Price \$2,400,000 - \$2,500,000 Median House Price March quarter 2025: \$1,385,000

nigelharry@jelliscraig.com.au

Agent Comments

Exquisitely extended, this irresistible four bedroom, two bathroom home combines Federation elegance with contemporary allure. Family/dining/kitchen, deck, landscaped garden and OSP.

# **Comparable Properties**

113 Kellett St NORTHCOTE 3070 (REI) 4 2 2 1 Price: \$2,345,000 Method: Auction Sale Date: 12/04/2025 Property Type: House Land Size: 409 sqm approx	Agent Comments
203 Gillies St FAIRFIELD 3078 (REI) 4 2 2 1 Price: \$2,600,000 Method: Private Sale Date: 04/04/2025 Property Type: House	Agent Comments
168 Beavers Rd NORTHCOTE 3070 (REI)   Price: \$2,700,000   Method: Sold Before Auction   Date: 25/02/2025   Property Type: House (Res)   Land Size: 450 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9403 9300



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