

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 between \$2,400,000 & \$2,500,000

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	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



 4  2  2

Property Type: House (Res)

Land Size: 470 sqm approx

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)

Agent Comments

 4  2  1

Price: \$2,345,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House

Land Size: 409 sqm approx



203 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

 4  2  1

Price: \$2,600,000

Method: Private Sale

Date: 04/04/2025

Property Type: House



168 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

 4  2  2

Price: \$2,700,000

Method: Sold Before Auction

Date: 25/02/2025

Property Type: House (Res)

Land Size: 450 sqm approx