

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

1/325 RALEIGH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

9 WALSH AVENUE THORNBURY VIC 3071	\$1,063,000	06-Jun-25
174B GOOCH STREET THORNBURY VIC 3071	\$1,290,000	05-Apr-25
156C MANSFIELD STREET THORNBURY VIC 3071	\$1,450,000	26-Apr-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: 10 September 2025

**9 WALSH AVENUE THORNBURY
VIC 3071**

3 1 1

Sold Price

\$1,063,000

Sold Date

06-Jun-25

Distance

0.39km**174B GOOCH STREET THORNBURY
VIC 3071**

3 2 1

Sold Price

\$1,290,000

Sold Date

05-Apr-25

Distance

1.1km**156C MANSFIELD STREET
THORNBURY VIC 3071**

3 2 -

Sold Price

\$1,450,000

Sold Date

26-Apr-25

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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