

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

1/93A SPEIGHT 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Thornbury

Period-from

01 May 2025

to

30 Apr 2026

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

265B MANSFIELD STREET THORNBURY VIC 3071	\$990,000	28-Feb-26
1/115 FLINDERS STREET THORNBURY VIC 3071	\$912,500	28-Mar-26
2C NEWCASTLE STREET THORNBURY VIC 3071	\$944,000	22-Jan-26

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: 04 May 2026

MOSS SALES

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**265B MANSFIELD STREET
THORNBURY VIC 3071**

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Sold Price **\$990,000** Sold Date **28-Feb-26**

Distance **0.68km**



**1/115 FLINDERS STREET
THORNBURY VIC 3071**

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Sold Price ^{RS} **\$912,500** Sold Date **28-Mar-26**

Distance **0.75km**



**2C NEWCASTLE STREET
THORNBURY VIC 3071**

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Sold Price **\$944,000** Sold Date **22-Jan-26**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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