

## 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

217 ROSSMOYNE STREET THORNBURY VIC 3071

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,392,500

Property type

House

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

113 COLLINS STREET THORNBURY VIC 3071	\$1,625,000	30-Aug-25
62 HAMMOND STREET THORNBURY VIC 3071	\$1,517,500	03-Jul-25
3 HOTHAM STREET PRESTON VIC 3072	\$1,650,000	28-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: 15 September 2025



**113 COLLINS STREET THORNBURY  
 VIC 3071**

4 1 2

Sold Price <sup>RS</sup> **\$1,625,000** Sold Date **30-Aug-25**

Distance **0.42km**



**62 HAMMOND STREET  
 THORNBURY VIC 3071**

3 1 1

Sold Price <sup>RS</sup> **\$1,517,500** Sold Date **03-Jul-25**

Distance **0.64km**



**3 HOTHAM STREET PRESTON VIC  
 3072**

5 2 1

Sold Price **\$1,650,000** Sold Date **28-May-25**

Distance **1.15km**

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

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