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: 175 Mansfield Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,510,000 Property Type House Suburb Thornbury

Period - From 01/10/2025 to 31/12/2025 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	14 Alfred St PRESTON 3072	$1,885,000	22/12/2025
2	327 Rathmines St THORNBURY 3071	$1,955,000	15/10/2025
3			

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: 04/02/2026 09:24

175 Mansfield Street, Thornbury Vic 3071

JellisCraig

Nigel Harry
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0412 464 116
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4 2

Property Type: House (Res)
Land Size: 377 sqm approx

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
December quarter 2025: $1,510,000

Agent Comments

Sublimely transformed home flaunting lounge, glorious kitchen/dining/family, outdoor entertaining and northerly garden.

Comparable Properties



14 Alfred St PRESTON 3072 (REI)

4 2 4

Price: $1,885,000
Method: Private Sale
Date: 22/12/2025
Property Type: House

Agent Comments



327 Rathmines St THORNBURY 3071 (REI/VG)

4 2 3

Price: $1,955,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: House (Res)
Land Size: 451 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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