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	34 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,275,000 & $1,325,000

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	30a Clifton St NORTHCOTE 3070	$1,400,000	14/02/2026
2	155a Clarendon St THORNBURY 3071	$1,350,000	25/11/2025
3	3/68 Collins St THORNBURY 3071	$1,200,000	10/11/2025

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: 26/02/2026 12:23

34 Rossmoyne Street, Thornbury Vic 3071

Nigel Harry
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3 1 0

Property Type: House
Land Size: 203 sqm approx

Indicative Selling Price
$1,275,000 - $1,325,000
Median House Price
December quarter 2025: $1,510,000

Agent Comments

Stylish and superbly situated home showcasing smartly equipped kitchen/meals/family flowing to entertainer's deck.

Comparable Properties



30a Clifton St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,400,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 220 sqm approx

Agent Comments



155a Clarendon St THORNBURY 3071 (REI/VG)

2 1 -

Price: $1,350,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: House (Res)
Land Size: 292 sqm approx

Agent Comments



3/68 Collins St THORNBURY 3071 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 10/11/2025
Property Type: House (Res)
Land Size: 306 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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