

# 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

244A 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)

range between

\$1,380,000

&

\$1,500,000

### Median sale price

Median price

\$1,451,000

Property type

House

Suburb

Thornbury

Period - From

01/04/2025

to

31/03/2026

Source



PropTrack

### 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
34 Rossmoyne Street, Thornbury, VIC 3071	\$1,451,000	28/02/2026
27 Salisbury Grove, Northcote, VIC 3070	\$1,460,000	26/11/2025
169 Gillies Street, Fairfield, VIC 3078	\$1,410,000	28/03/2026

**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: 24/04/2026