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	154 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,700,000 & $1,750,000

Median sale price

Median price $1,495,000 Property Type House Suburb Thornbury

Period - From 01/01/2026 to 31/03/2026 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 Bent St NORTHCOTE 3070	$1,735,000	13/05/2026
2	13 Alphington St NORTHCOTE 3070	$1,760,000	21/04/2026
3	16 Collins St THORNBURY 3071	$1,790,000	14/02/2026

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: 18/06/2026 08:39

154 Gooch Street, Thornbury Vic 3071

JellisCraig

Luke Brizzi
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Indicative Selling Price
$1,700,000 - $1,750,000
Median House Price
March quarter 2026: $1,495,000



3 1.5 1

Rooms: 6
Property Type: House (Res)
Land Size: 411 sqm approx

Agent Comments

Comparable Properties



14 Bent St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,735,000
Method: Sold Before Auction
Date: 13/05/2026
Property Type: House (Res)

Agent Comments



13 Alphington St NORTHCOTE 3070 (REI/VG)

3 2 3

Price: $1,760,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments



16 Collins St THORNBURY 3071 (REI/VG)

3 1 2

Price: $1,790,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 358 sqm approx

Agent Comments

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