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	137 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,300,000 & $1,350,000

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	38 Elm St NORTHCOTE 3070	$1,300,000	31/03/2026
2	87a Mansfield St THORNBURY 3071	$1,290,000	26/02/2026
3	13 Gooch St THORNBURY 3071	$1,293,000	22/11/2025

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: 05/05/2026 17:07

137 Rossmoyne Street, Thornbury Vic 3071

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au



2 1 1

Property Type: House
Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
March quarter 2026: $1,495,000

Comparable Properties



38 Elm St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,300,000
Method: Sold Before Auction
Date: 31/03/2026
Property Type: House (Res)
Land Size: 228 sqm approx

Agent Comments



87a Mansfield St THORNBURY 3071 (REI/VG)

2 1 -

Price: $1,290,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments



13 Gooch St THORNBURY 3071 (REI/VG)

2 1 3

Price: $1,293,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 353 sqm approx

Agent Comments

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