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	33 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $1,575,000 Property Type House Suburb Thornbury

Period - From 01/04/2026 to 30/06/2026 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	25 Gooch St THORNBURY 3071	$1,500,000	24/06/2026
2	183 Rossmoyne St THORNBURY 3071	$1,350,000	13/06/2026
3	146 Mansfield St THORNBURY 3071	$1,470,000	20/05/2026

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: 13/08/2026 09:44

33 Rossmoyne Street, Thornbury Vic 3071

JellisCraig

Nigel Harry
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3 1 1

Property Type: House (Res)
Land Size: 353 sqm approx

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
June quarter 2026: $1,575,000

Agent Comments

Just moments from the vibrant buzz of High Street, this freestanding three-bedroom home delivers an enviable lifestyle within easy reach of cafés, restaurants, shops, parks, transport and schools.

Comparable Properties



25 Gooch St THORNBURY 3071 (REI)

3 1 -

Price: $1,500,000
Method: Private Sale
Date: 24/06/2026
Property Type: House

Agent Comments

Land size 355m2 (approximately).



183 Rossmoyne St THORNBURY 3071 (REI/VG)

3 1 3

Price: $1,350,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 482 sqm approx

Agent Comments



146 Mansfield St THORNBURY 3071 (REI/VG)

3 1 1

Price: $1,470,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 353 sqm approx

Agent Comments

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