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	345 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	44 Collins St THORNBURY 3071	$2,050,000	12/05/2026
2	40a St Elmo Rd IVANHOE 3079	$2,235,000	02/05/2026
3			

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: 25/08/2026 16:52

345 Rossmoyne Street, Thornbury Vic 3071

Sam Rigopoulos
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4 2 2

Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
June quarter 2026: $1,575,000

Comparable Properties



44 Collins St THORNBURY 3071 (REI/VG)

4 2 1

Price: $2,050,000
Method: Private Sale
Date: 12/05/2026
Property Type: House (Res)
Land Size: 395 sqm approx

Agent Comments



40a St Elmo Rd IVANHOE 3079 (REI/VG)

4 2 2

Price: $2,235,000
Method: Auction Sale
Date: 02/05/2026
Rooms: 6
Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments

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.

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