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	86 Woolton Avenue, Thornbury Vic 3071

Indicative selling price

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

Single price $1,600,000

Median sale price

Median price $1,437,500 Property Type House Suburb Thornbury

Period - From 01/10/2024 to 31/12/2024 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	118 Flinders St THORNBURY 3071	$1,545,000	15/03/2025
2	167 Raleigh St THORNBURY 3071	$1,550,000	12/12/2024
3	3 Gooch St THORNBURY 3071	$1,600,000	29/11/2024

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: 27/03/2025 15:39

86 Woolton Avenue, Thornbury Vic 3071

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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000
Median House Price
December quarter 2024: $1,437,500

Comparable Properties

118 Flinders St THORNBURY 3071 (REI)

3 1 -

Price: $1,545,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Agent Comments



167 Raleigh St THORNBURY 3071 (REI/VG)

3 1 1

Price: $1,550,000
Method: Auction Sale
Date: 12/12/2024
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments



3 Gooch St THORNBURY 3071 (REI)

3 1 -

Price: $1,600,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: House (Res)

Agent Comments

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