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	253 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Single price $2,375,000

Median sale price

Median price $1,385,000 Property Type House Suburb Thornbury

Period - From 01/01/2025 to 31/03/2025 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	134 Grange Rd ALPHINGTON 3078	$2,330,000	14/04/2025
2	38 Mcgregor St FAIRFIELD 3078	$2,405,000	11/04/2025
3	203 Gillies St FAIRFIELD 3078	$2,600,000	04/04/2025

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: 15/05/2025 15:02

253 Gooch Street, Thornbury Vic 3071

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5 3 3

Property Type: House

Agent Comments

Indicative Selling Price
$2,375,000
Median House Price
March quarter 2025: $1,385,000

Comparable Properties



134 Grange Rd ALPHINGTON 3078 (REI)

5 2 3

Price: $2,330,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 670 sqm approx

Agent Comments



38 Mcgregor St FAIRFIELD 3078 (REI)

4 2 2

Price: $2,405,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 585 sqm approx

Agent Comments



203 Gillies St FAIRFIELD 3078 (REI)

4 2 1

Price: $2,600,000
Method: Private Sale
Date: 04/04/2025
Property Type: House

Agent Comments

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