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	291 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,290,000

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	325 Rossmoyne St THORNBURY 3071	$1,170,000	15/03/2025
2	372 Station St THORNBURY 3071	$1,170,000	15/12/2024
3	254 Mansfield St THORNBURY 3071	$1,080,000	13/12/2024

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: 17/04/2025 12:11

291 Gooch Street, Thornbury Vic 3071

Nigel Harry
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4 2 3

Property Type: House
Land Size: 518 sqm approx

Indicative Selling Price
$1,290,000
Median House Price
March quarter 2025: $1,385,000

Agent Comments

A world where creativity and unique character intertwine, this delightful three bedroom plus optional fourth/studio, two bathroom home offers enhanced quality located in a coveted pocket.

Indicative Selling Price revised due to an acceptable unconditional offer of $1,290,000 being documented and the property is now unreserved and selling ahead of the scheduled auction date.

Comparable Properties



325 Rossmoyne St THORNBURY 3071 (REI)

2 1 2

Price: $1,170,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments

Very comparable location and home minus a third bedroom under roofline.Competitive auction result.



372 Station St THORNBURY 3071 (REI/VG)

3 2 2

Price: $1,170,000
Method: Private Sale
Date: 15/12/2024
Property Type: House
Land Size: 451 sqm approx

Agent Comments

Very comparable location, however situated on a busy road. Renovated to a similar standard, with similar accommodation and en-suite under roofline.



254 Mansfield St THORNBURY 3071 (REI/VG)

3 1 2

Price: $1,080,000
Method: Sold Before Auction
Date: 13/12/2024
Property Type: House (Res)
Land Size: 422 sqm approx

Agent Comments

Very comparable location, however situated on a smaller allotment. Renovated to a similar standard with double lock-up garage

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