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	70 Mansfield Street, Thornbury Vic 3071

Indicative selling price

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

Single price $2,400,000

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	13 Jenkins St NORTHCOTE 3070	$2,275,000	08/06/2025
2	221 Mitchell St NORTHCOTE 3070	$2,400,000	24/05/2025
3	113 Kellett St NORTHCOTE 3070	$2,345,000	12/04/2025

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: 18/06/2025 09:04

70 Mansfield Street, Thornbury Vic 3071

Nigel Harry
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Indicative Selling Price
$2,400,000
Median House Price
March quarter 2025: $1,385,000



4 2 2

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

Agent Comments

Comparable Properties



13 Jenkins St NORTHCOTE 3070 (REI)

3 1 1

Price: $2,275,000
Method: Sold Before Auction
Date: 08/06/2025
Property Type: House

Agent Comments



221 Mitchell St NORTHCOTE 3070 (REI)

4 2 2

Price: $2,400,000
Method: Private Sale
Date: 24/05/2025
Property Type: House

Agent Comments



113 Kellett St NORTHCOTE 3070 (REI)

4 2 1

Price: $2,345,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 409 sqm approx

Agent Comments

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