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	195 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	6b Walsh Av THORNBURY 3071	$1,380,000	04/02/2025
2	48 Wilmoth St THORNBURY 3071	$1,455,000	14/12/2024
3	31c Swift St THORNBURY 3071	$1,500,000	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: 29/04/2025 13:41

195 Gooch Street, Thornbury Vic 3071

John Karr
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3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 265 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
March quarter 2025: $1,385,000

Comparable Properties



6b Walsh Av THORNBURY 3071 (REI/VG)

3 2 2

Price: $1,380,000
Method: Sold Before Auction
Date: 04/02/2025
Property Type: House (Res)
Land Size: 278 sqm approx

Agent Comments



48 Wilmoth St THORNBURY 3071 (REI/VG)

3 2 1

Price: $1,455,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 244 sqm approx

Agent Comments



31c Swift St THORNBURY 3071 (REI)

3 2 2

Price: $1,500,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)

Agent Comments

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