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<br>Including suburb and postcode | 295 Gooch Street, Thornbury Vic 3071 |

## Indicative selling price

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

Range between $1,425,000 & $1,475,000

## Median sale price

Median price $1,415,000 Property Type House Suburb Thornbury

Period - From 01/04/2025 to 30/06/2025 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 | 299 Raleigh St THORNBURY 3071 | $1,505,000 | 17/05/2025 |
| 2 | 291 Gooch St THORNBURY 3071 | $1,410,000 | 18/04/2025 |
| 3 | 32 Mihil St PRESTON 3072 | $1,360,000 | 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: 16/09/2025 12:02

# 295 Gooch Street, Thornbury Vic 3071

JellisCraig

Nigel Harry
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3 2 2

**Property Type:** House
**Land Size:** 472 sqm approx

**Indicative Selling Price**
$1,425,000 - $1,475,000
**Median House Price**
June quarter 2025: $1,415,000

Agent Comments

This stylish 3-bed, 2-bath home offers an entertainer's deck, open floorplan, stylish appointments, and heating/cooling

## Comparable Properties



**299 Raleigh St THORNBURY 3071 (REI/VG)**

4 2 3

**Price:** $1,505,000
**Method:** Auction Sale
**Date:** 17/05/2025
**Property Type:** House
**Land Size:** 470 sqm approx

Agent Comments



**291 Gooch St THORNBURY 3071 (REI/VG)**

4 2 3

**Price:** $1,410,000
**Method:** Sold Before Auction
**Date:** 18/04/2025
**Property Type:** House
**Land Size:** 515 sqm approx

Agent Comments



**32 Mihil St PRESTON 3072 (REI/VG)**

3 2 1

**Price:** $1,360,000
**Method:** Private Sale
**Date:** 04/04/2025
**Property Type:** House (Res)

Agent Comments

Land size 402m2 (approx.)



REIV THE DIFFERENCE | propertydata.com.au

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