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	16 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,375,000

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	14 Agnes St THORNBURY 3071	$1,465,000	20/06/2025
2	6 St David St NORTHCOTE 3070	$1,325,000	24/05/2025
3	63 Gladstone Av NORTHCOTE 3070	$1,442,000	19/03/2025

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: 28/07/2025 16:49

16 Rossmoyne Street, Thornbury Vic 3071

JellisCraig

Justin Mellar
03 9403 9300
0417 996 627
justinmellar@jelliscraig.com.au



2 1 0

Property Type: House (Res)
Land Size: 281 sqm approx

Agent Comments

Indicative Selling Price
$1,375,000
Median House Price
June quarter 2025: $1,415,000

Comparable Properties



14 Agnes St THORNBURY 3071 (REI)

2 1 -

Price: $1,465,000
Method: Private Sale
Date: 20/06/2025
Property Type: House

Agent Comments



6 St David St NORTHCOTE 3070 (REI/VG)

2 1 -

Price: $1,325,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 258 sqm approx

Agent Comments



63 Gladstone Av NORTHCOTE 3070 (REI/VG)

2 1 -

Price: $1,442,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 193 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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