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	172 Raleigh Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,517,500 Property Type House Suburb Thornbury

Period - From 01/07/2025 to 30/09/2025 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	109b Clyde St THORNBURY 3071	$1,600,000	25/11/2025
2	4 Tiernan St PRESTON 3072	$1,520,000	07/11/2025
3	39 Brickworks La NORTHCOTE 3070	$1,670,000	18/10/2025

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: 08/12/2025 16:58

172 Raleigh Street, Thornbury Vic 3071

JellisCraig

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 289 sqm approx

Indicative Selling Price
$1,550,000
Median House Price
September quarter 2025: $1,517,500

Agent Comments

This comfortable double-storey residence features a seamless indoor/outdoor flow, set within a vibrant lifestyle pocket.

Comparable Properties



109b Clyde St THORNBURY 3071 (REI)

3 2 2

Price: $1,600,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: House (Res)

Agent Comments

Land size 209m2 (approx.)



4 Tiernan St PRESTON 3072 (REI)

4 3 2

Price: $1,520,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: House (Res)

Agent Comments

Land size 345m2 (approx.



39 Brickworks La NORTHCOTE 3070 (REI/VG)

3 2 3

Price: $1,670,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)

Agent Comments

Land size 166m2 (approx.)

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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