

# 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

7/130 Rossmoyne Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$589,000 Property Type Unit Suburb Thornbury

Period - From 02/03/2025 to 01/03/2026 Source Property Data

### 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	4/11 Christmas St NORTHCOTE 3070	\$555,000	27/02/2026
2	7/62 Dundas St THORNBURY 3071	\$510,000	14/02/2026
3	5/1 Clyde St THORNBURY 3071	\$575,000	18/12/2025

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:

02/03/2026 16:58

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**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

02/03/2025 - 01/03/2026: \$589,000



 2  1  1

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**4/11 Christmas St NORTHCOTE 3070 (REI)**

**Agent Comments**

 2  1  1

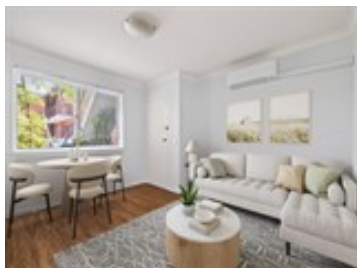
**Price:** \$555,000

**Method:** Private Sale

**Date:** 27/02/2026

**Property Type:** Unit

**Land Size:** 1042 sqm approx



**7/62 Dundas St THORNBURY 3071 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$510,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** Unit



**5/1 Clyde St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 18/12/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9403 9300