

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

330 Rathmines Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Thornbury

Period - From

01/10/2025

to

31/12/2025

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	16 Alphington St NORTHCOTE 3070	\$1,800,000	06/02/2026
2	6 Wakanui St NORTHCOTE 3070	\$1,865,000	29/10/2025
3	183 Rathmines St FAIRFIELD 3078	\$1,615,000	22/09/2025

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:

04/03/2026 15:22



Property Type: House

Agent Comments

Comparable Properties



16 Alphington St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 06/02/2026

Property Type: House (Res)



6 Wakanui St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,865,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 376 sqm approx



183 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$1,615,000

Method: Sold Before Auction

Date: 22/09/2025

Property Type: House (Res)

Land Size: 319 sqm approx