

# 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

139 Rossmoyne Street, Thornbury Vic 3071
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### Indicative selling price

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

Range between 

\$1,550,000
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 & 

\$1,650,000
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### Median sale price

Median price 

\$1,510,000
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 Property Type 

House
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 Suburb 

Thornbury
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	47 Swift St THORNBURY 3071	\$1,480,000	03/12/2025
2	44 Darebin Rd NORTHCOTE 3070	\$1,560,000	28/02/2026
3	181 Gooch St THORNBURY 3071	\$1,630,000	17/10/2025

**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: 

18/03/2026 17:48
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**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

December quarter 2025: \$1,510,000



 3  1  2

**Rooms:** 5

**Property Type:** House

**Land Size:** 481 sqm approx

Agent Comments

## Comparable Properties



**47 Swift St THORBURY 3071 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,480,000

**Method:** Sold Before Auction

**Date:** 03/12/2025

**Property Type:** House (Res)

**Land Size:** 492 sqm approx



**44 Darebin Rd NORTHCOTE 3070 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**181 Gooch St THORBURY 3071 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,630,000

**Method:** Sold Before Auction

**Date:** 17/10/2025

**Property Type:** House (Res)

**Land Size:** 342 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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