

# 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

233a Gooch 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,495,000 Property Type House Suburb Thornbury

Period - From 01/01/2026 to 31/03/2026 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	181a Separation St NORTHCOTE 3070	\$1,200,000	01/06/2026
2	1/54 Clarendon St THORNBURY 3071	\$1,150,000	26/05/2026
3	1/57 Alston St THORNBURY 3071	\$1,160,000	26/02/2026

**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:

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**Property Type:** Land  
Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
March quarter 2026: \$1,495,000

## Comparable Properties



**181a Separation St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 01/06/2026  
**Property Type:** Townhouse (Res)



**1/54 Clarendon St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 26/05/2026  
**Property Type:** Townhouse (Res)



**1/57 Alston St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 26/02/2026  
**Property Type:** House (Res)  
**Land Size:** 265 sqm approx

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