

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

Range between \$1,080,000

&

\$1,170,000

Median sale price

Median price \$1,495,000

Property Type House

Suburb Thornbury

Period - From 05/08/2025

to

04/08/2026

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	330 Raleigh St THORNBURY 3071	\$1,155,000	14/04/2026
2	51b Pender St THORNBURY 3071	\$1,155,000	20/03/2026
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:

05/08/2026 10:09



Property Type: Land

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,170,000

Median House Price

05/08/2025 - 04/08/2026: \$1,495,000

Comparable Properties



330 Raleigh St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,155,000

Method: Private Sale

Date: 14/04/2026

Property Type: House (Res)

Land Size: 497 sqm approx



51b Pender St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,155,000

Method: Sold Before Auction

Date: 20/03/2026

Property Type: House (Res)

Land Size: 137 sqm approx



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