

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 48 Wilmoth Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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 | 34 Rossmoyne St THORNBURY 3071 | \$1,451,000 | 28/02/2026 |
| 2 | 2/69 Darebin Rd THORNBURY 3071 | \$1,415,000 | 14/02/2026 |
| 3 | 72 Raleigh St THORNBURY 3071 | \$1,567,000 | 17/12/2025 |

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: 03/06/2026 14:55



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



34 Rossmoyne St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 -

Price: \$1,451,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 203 sqm approx



2/69 Darebin Rd THORNBURY 3071 (REI/VG)

Agent Comments

3 2 2

Price: \$1,415,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)



72 Raleigh St THORNBURY 3071 (REI/VG)

Agent Comments

3 2 -

Price: \$1,567,000

Method: Sold Before Auction

Date: 17/12/2025

Property Type: House (Res)

Land Size: 214 sqm approx