

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

7 BROMLEY CIRCUIT THORNHILL PARK VIC 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,500

Property type

House

Suburb

Thornhill Park

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

12 RACHEL WAY THORNHILL PARK VIC 3335	\$622,000	29-Jun-25
14 RACHEL WAY THORNHILL PARK VIC 3335	\$717,500	10-Jul-25
70 BROMLEY CIRCUIT THORNHILL PARK VIC 3335	\$610,000	05-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 18 December 2025



12 RACHEL WAY THORNHILL PARK VIC 3335 Sold Price **\$622,000** Sold Date **29-Jun-25**

 4  2  2

Distance **0.09km**



14 RACHEL WAY THORNHILL PARK VIC 3335 Sold Price **\$717,500** Sold Date **10-Jul-25**

 4  2  2

Distance **0.08km**



70 BROMLEY CIRCUIT THORNHILL PARK VIC 3335 Sold Price **\$610,000** Sold Date **05-Nov-25**

 4  2  2

Distance **0.23km**



62 BROMLEY CIRCUIT THORNHILL PARK VIC 3335 Sold Price **\$616,000** Sold Date **24-Sep-25**

 4  2  2

Distance **0.27km**



9 WELSHIE STREET THORNHILL PARK VIC 3335 Sold Price **\$629,000** Sold Date **27-Jul-25**

 4  2  2

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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