

## 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

115 BINGHAM CIRCUIT THORNHILL PARK VIC 3335

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Jul 2024

to

30 Jun 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 50 TOWER STREET THORNHILL PARK VIC 3335   | \$525,000 | 06-Jun-25 |
| 14 NEVILLE STREET THORNHILL PARK VIC 3335 | \$490,000 | 13-Jun-25 |
| 15 LYNWOOD DRIVE THORNHILL PARK VIC 3335  | \$500,000 | 11-Nov-24 |

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.~~

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**25 TOWER STREET THORNHILL  
PARK VIC 3335**

3 2 1

Sold Price

RS

**\$525,000**

Sold Date

**06-Jun-25**

Distance

**0.26km**



**14 NEVILLE STREET THORNHILL  
PARK VIC 3335**

3 2 1

Sold Price

**\$490,000**

Sold Date

**13-Jun-25**

Distance

**0.39km**



**15 LYNWOOD DRIVE THORNHILL  
PARK VIC 3335**

3 2 1

Sold Price

**\$500,000**

Sold Date

**11-Nov-24**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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