

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
21 MEWAT 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 or range between \$615,000 & \$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Thornhill Park
Period-from <input type="text"/> 01 Nov 2024	to <input type="text"/> 31 Oct 2025	Source <input type="text"/> 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
22 MEWAT CIRCUIT THORNHILL PARK VIC 3335	\$645,000	14-Oct-25
62 BROMLEY CIRCUIT THORNHILL PARK VIC 3335	\$616,000	24-Sep-25
9 INVERNESS PLACE THORNHILL PARK VIC 3335	\$625,000	24-Oct-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: 29 November 2025


**22 MEWAT CIRCUIT THORNHILL
PARK VIC 3335**

 4  2  - 

Sold Price

^{RS} **\$645,000** Sold Date 14-Oct-25

Distance 0.04km


**62 BROMLEY CIRCUIT THORNHILL
PARK VIC 3335**

 4  2  2 

Sold Price

\$616,000 Sold Date 24-Sep-25

Distance 0.58km


**9 INVERNESS PLACE THORNHILL
PARK VIC 3335**

 4  2  2 

Sold Price

^{RS} **\$625,000** Sold Date 24-Oct-25

Distance 0.43km

RS = Recent sale **UN** = Undisclosed Sale

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