

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

4 CRICHTON ROAD 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$270,120

Property type

Land

Suburb

Thornhill Park

Period-from

01 Sep 2024

to

31 Aug 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

58 ARISTIDES CRESCENT THORNHILL PARK VIC 3335	\$626,000	11-May-25
8 WARREN STREET THORNHILL PARK VIC 3335	\$650,000	23-Apr-25
19 BINGHAM CIRCUIT THORNHILL PARK VIC 3335	\$638,000	19-Jun-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: 15 September 2025

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**58 ARISTIDES CRESCENT
THORNHILL PARK VIC 3335**

 4  2  2

Sold Price **\$626,000** Sold Date **11-May-25**

Distance **0.42km**



**8 WARREN STREET THORNHILL
PARK VIC 3335**

 4  2  2

Sold Price **\$650,000** Sold Date **23-Apr-25**

Distance **0.69km**



**19 BINGHAM CIRCUIT THORNHILL
PARK VIC 3335**

 4  2  2

Sold Price **\$638,000** Sold Date **19-Jun-25**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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