

## 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

6 BLACKSCROFT ROAD 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

\$519,000

&

\$559,000

### 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

Corelogic

### 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

2 BLACKSCROFT ROAD THORNHILL PARK VIC 3335	\$536,000	26-Jun-24
101 BINGHAM CIRCUIT THORNHILL PARK VIC 3335	\$565,000	07-May-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.

This Statement of Information was prepared on: 14 July 2025



**2 BLACKSCROFT ROAD  
THORNHILL PARK VIC 3335**

 3  2  2

Sold Price **\$536,000** Sold Date **26-Jun-24**

Distance **0.02km**



**101 BINGHAM CIRCUIT THORNHILL  
PARK VIC 3335**

 3  2  1

Sold Price **\$565,000** Sold Date **07-May-24**

Distance **0.1km**

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

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