

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

8 FULHAM CRESCENT 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

\$629,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

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

9 DUGAN STREET THORNHILL PARK VIC 3335	\$630,000	17-Jul-25
10 CASTLE ROAD THORNHILL PARK VIC 3335	\$635,000	25-Jul-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: 23 September 2025



**9 DUGAN STREET THORNHILL
PARK VIC 3335**

 4  2  2

Sold Price **\$630,000** Sold Date **17-Jul-25**

Distance **1.46km**



**10 CASTLE ROAD THORNHILL
PARK VIC 3335**

 4  2  2

Sold Price **\$635,000** Sold Date **25-Jul-25**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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