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 BROMLEY 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	$569,000	&	$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	House	Suburb	Thornhill Park
Period-from	01 Oct 2025	to	30 Sep 2026	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
60 BROMLEY CIRCUIT THORNHILL PARK VIC 3335	$610,000	17-Sep-26
58 HORSLEY STREET THORNHILL PARK VIC 3335	$586,000	07-Sep-26

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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RELIANCE real estate
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60 BROMLEY CIRCUIT THORNHILL PARK VIC 3335

4 2 2

Sold Price RS $610,000 Sold Date 17-Sep-26

Distance 0.28km



58 HORSLEY STREET THORNHILL PARK VIC 3335

3 2 2

Sold Price RS $586,000 Sold Date 07-Sep-26

Distance 0.39km

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

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