

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

71 BINGHAM 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Jun 2024

to

31 May 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

49 BINGHAM CIRCUIT THORNHILL PARK VIC 3335	\$630,000	10-Jun-25
109 BINGHAM CIRCUIT THORNHILL PARK VIC 3335	\$600,000	23-Mar-24
57 LOUISVILLE DRIVE THORNHILL PARK VIC 3335	\$630,000	22-May-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: 20 June 2025



49 BINGHAM CIRCUIT THORNHILL PARK VIC 3335

Sold Price

^{RS} **\$630,000**

Sold Date

10-Jun-25

4 2 2

Distance

0.21km



109 BINGHAM CIRCUIT THORNHILL PARK VIC 3335

Sold Price

\$600,000

Sold Date

23-Mar-24

4 2 2

Distance

0.28km



57 LOUISVILLE DRIVE THORNHILL PARK VIC 3335

Sold Price

^{RS} **\$630,000**

Sold Date

22-May-25

4 2 2

Distance

0.3km



63 LOUISVILLE DRIVE THORNHILL PARK VIC 3335

Sold Price

\$677,000

Sold Date

19-Mar-24

4 2 2

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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