

## 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

19 SPRINTER DRIVE THORNHILL PARK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$610,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Jun 2025

to

31 May 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

8 WARREN STREET THORNHILL PARK VIC 3335	\$650,000	23-Apr-25
16 CHOL STREET THORNHILL PARK VIC 3335	\$655,000	03-Feb-26
4 CRICHTON ROAD THORNHILL PARK VIC 3335	\$656,000	10-Oct-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: 08 June 2026



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**8 WARREN STREET THORNHILL  
PARK VIC 3335**

4 2 2

Sold Price

**\$650,000**

Sold Date

**23-Apr-25**

Distance

**0.28km**



**16 CHOL STREET THORNHILL PARK  
VIC 3335**

4 2 2

Sold Price

**\$655,000**

Sold Date

**03-Feb-26**

Distance

**0.91km**



**4 CRICHTON ROAD THORNHILL  
PARK VIC 3335**

4 2 2

Sold Price

**\$656,000**

Sold Date

**10-Oct-25**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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