

## 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 FINDALE WALK 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

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Jan 2025

to

31 Dec 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

4 FINDALE WALK THORNHILL PARK VIC 3335	\$606,090	12-Aug-24
16 FINDALE WALK THORNHILL PARK VIC 3335	\$617,000	31-Jul-24
18 FINDALE WALK THORNHILL PARK VIC 3335	\$627,000	29-Jul-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: 15 January 2026



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**4 FINDALE WALK THORNHILL  
 PARK VIC 3335**

3 2 2

Sold Price **\$606,090** Sold Date **12-Aug-24**

Distance **0.01km**



**16 FINDALE WALK THORNHILL  
 PARK VIC 3335**

3 2 -

Sold Price **\$617,000** Sold Date **31-Jul-24**

Distance **0.03km**



**18 FINDALE WALK THORNHILL  
 PARK VIC 3335**

3 2 2

Sold Price **\$627,000** Sold Date **29-Jul-24**

Distance **0.04km**

RS = Recent sale      UN = Undisclosed Sale

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