

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	45 Tower Street Thornhill Park, 3335
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$645,000 & \$665,000
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Median sale price

Median price	\$630,000	Property Type	HOUSE	Suburb	THORNHILL PARK VIC 3335
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Period - From	01-Jan-2026	to	08-Jul-2026	Source	REALESTATE.COM
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	14 GLORY ST, THORNHILL PARK 3335	\$680,000	13-Mar-2026
2	18 SWORD RD, THORNHILL PARK 3335	\$725,000	14-Apr-2026
3	62 GILFILLAN CCT, THORNHILL PARK 3335	\$681,500	25-Mar-2026

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