

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

3 HOCSTON WAY 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Apr 2025

to

31 Mar 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

144 HORSLEY STREET THORNHILL PARK VIC 3335	\$667,000	10-Apr-26
8 JIREN STREET THORNHILL PARK VIC 3335	\$663,000	02-Apr-26
9 AUGUS DRIVE THORNHILL PARK VIC 3335	\$650,000	16-Mar-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.~~

This Statement of Information was prepared on: 27 April 2026



144 HORSLEY STREET THORNHILL PARK VIC 3335

 4  2  2

Sold Price

^{RS} **\$667,000**

Sold Date

10-Apr-26

Distance

0.59km



8 JIREN STREET THORNHILL PARK VIC 3335

 4  2  2

Sold Price

^{RS} **\$663,000**

Sold Date

02-Apr-26

Distance

1.6km



9 AUGUS DRIVE THORNHILL PARK VIC 3335

 3  2  2

Sold Price

^{RS} **\$650,000**

Sold Date

16-Mar-26

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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