

## 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

32 WHITECROSS DRIVE THORNHILL PARK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$639,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Jul 2024

to

30 Jun 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

8 WARREN STREET THORNHILL PARK VIC 3335	\$650,000	23-Apr-25
189 ALFRED ROAD STRATHTULLOH VIC 3338	\$643,000	22-Feb-25
6 SNIPE DRIVE STRATHTULLOH VIC 3338	\$662,500	20-Oct-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: 17 July 2025



**8 WARREN STREET THORNHILL  
PARK VIC 3335**

4 2 2

Sold Price **\$650,000** Sold Date **23-Apr-25**

Distance **0.79km**



**189 ALFRED ROAD  
STRATHULLOH VIC 3338**

4 2 1

Sold Price **\$643,000** Sold Date **22-Feb-25**

Distance **1.78km**



**6 SNIPE DRIVE STRATHULLOH  
VIC 3338**

4 2 -

Sold Price **\$662,500** Sold Date **20-Oct-24**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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