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	8 SOMERSET ROAD 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~~		or range between	$549,000	&	$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$614,000	Property type	House	Suburb	Thornhill Park
Period-from	01 Aug 2025	to	31 Jul 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
19 CASTLE ROAD THORNHILL PARK VIC 3335	$552,550	17-Mar-26
19 ARDEL STREET THORNHILL PARK VIC 3335	$555,000	18-Apr-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: 18 August 2026

Ned Nikolic
P 03 9746 6000
M 0401 284 479
E nnikolic@barryplant.com.au



19 CASTLE ROAD THORNHILL PARK VIC 3335

3 2 2

Sold Price **$552,550** Sold Date **17-Mar-26**

Distance **1.23km**



19 ARDEL STREET THORNHILL PARK VIC 3335

3 2 2

Sold Price **$555,000** Sold Date **18-Apr-26**

Distance **1.58km**

RS = Recent sale **UN** = Undisclosed Sale

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