

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 HOUSTON DRIVE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Jun 2025

to

31 May 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

4 HOUSTON DRIVE THORNHILL PARK VIC 3335	\$510,000	04-Jul-25
58 WILLOWBANK CIRCUIT THORNHILL PARK VIC 3335	\$510,000	15-May-25
17 HOUSTON DRIVE THORNHILL PARK VIC 3335	\$530,000	12-Nov-25

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: 24 June 2026

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**4 HOUSTON DRIVE THORNHILL
PARK VIC 3335**

 3  2  1

Sold Price

\$510,000

Sold Date

04-Jul-25

Distance

0.01km



**58 WILLOWBANK CIRCUIT
THORNHILL PARK VIC 3335**

 3  2  2

Sold Price

Sold Date

15-May-25

Distance

0.04km



**17 HOUSTON DRIVE THORNHILL
PARK VIC 3335**

 3  2  2

Sold Price

\$530,000

Sold Date

12-Nov-25

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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