

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	27 Cranberry Crescent Thornhill Park, 3335
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Indicative selling price

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

Range between	\$735,000 & \$760,000
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Median sale price

Median price	\$620,750	Property Type	HOUSE	Suburb	THORNHILL PARK VIC 3335
Period - From	01-May-2025	to	30-Apr-2026	Source	REALESTATE.COM

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	3 Nectarine Street, Thornhill Park, Vic 3335	\$720,000	24-Feb-2026
2	25 Cranberry Crescent, Thornhill Park, Vic 3335	\$712,000	26-Jan-2026
3	3 Glory Street, Thornhill Park, Vic 3335	\$725,000	27-Apr-2026

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