

## 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

19 SPRINTER DRIVE THORNHILL PARK VIC 3335

### Indicative selling price

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

Single Price

\$284,750

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$343,500

Property type

Land

Suburb

Thornhill Park

Period-from

01 Feb 2025

to

31 Jan 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

70 UNISON ROAD STRATHTULLOH VIC 3338	\$297,000	04-Apr-25
11 RICE FLOWER CRESCENT STRATHTULLOH VIC 3338	\$270,000	09-Jan-25
64 BRIDGE ROAD MELTON SOUTH VIC 3338	\$325,000	24-Jul-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.~~

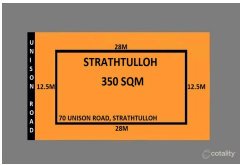
This Statement of Information was prepared on: 10 February 2026



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**70 UNISON ROAD STRATHTULLOH VIC 3338** Sold Price

**\$297,000** Sold Date **04-Apr-25**

4 2 -

Distance **2.15km**

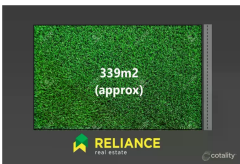


**11 RICE FLOWER CRESCENT STRATHTULLOH VIC 3338** Sold Price

**\$270,000** Sold Date **09-Jan-25**

- - -

Distance **2.67km**



**64 BRIDGE ROAD MELTON SOUTH VIC 3338** Sold Price

**\$325,000** Sold Date **24-Jul-25**

4 2 2

Distance **4.52km**

RS = Recent sale

UN = Undisclosed Sale

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