

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

16 BALSAM LOOP 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

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$359,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 Nov 2024

to

31 Oct 2025

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 BLUESTAR GROVE THORNHILL PARK VIC 3335	\$400,000	29-Aug-25
5 LACELEAF ROAD THORNHILL PARK VIC 3335	\$399,000	02-May-25
32 SALTERS STREET THORNHILL PARK VIC 3335	\$399,000	03-Mar-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: 05 November 2025


**19 BLUESTAR GROVE THORNHILL
PARK VIC 3335**

Sold Price

\$400,000

 Sold Date **29-Aug-25**
 -  -  -

 Distance **0.91km**

**5 LACELEAF ROAD THORNHILL
PARK VIC 3335**

Sold Price

\$399,000

 Sold Date **02-May-25**
 -  -  -

 Distance **1.36km**

**32 SALTERS STREET THORNHILL
PARK VIC 3335**

Sold Price

 Sold Date **03-Mar-25**
 4  2  -

 Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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