

# STATEMENT OF INFORMATION

3 KUMQUAT PLACE, THORNHILL PARK, VIC 3335

PREPARED BY SHAFALI KHATTER, MI REALTORS-WYNDHAM

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 3 KUMQUAT PLACE, THORNHILL PARK, - - -

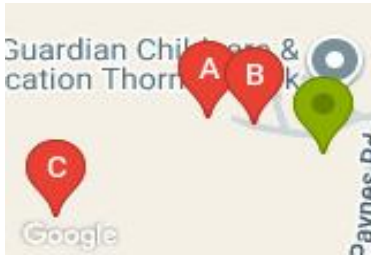
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$300,000**

Provided by: harleen guliani, MI REALTORS-WYNDHAM

## MEDIAN SALE PRICE



### THORNHILL PARK, VIC, 3335

Suburb Median Sale Price (Vacant Land)

**\$331,500**

01 April 2025 to 31 March 2026

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 15 AMARYLLIS AVE, THORNHILL PARK, VIC - - -

Sale Price

**\$285,000**

Sale Date: 02/12/2025

Distance from Property: 98m



### 9 AMARYLLIS AVE, THORNHILL PARK, VIC - - -

Sale Price

**\$310,000**

Sale Date: 13/12/2025

Distance from Property: 62m



### 18 ASHOKA DR, THORNHILL PARK, VIC 3335 - - -

Sale Price

**\$321,000**

Sale Date: 18/12/2025

Distance from Property: 226m

This report has been compiled on 27/04/2026 by MI REALTORS-WYNDHAM. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

3 KUMQUAT PLACE, THORNHILL PARK, VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$300,000

### Median sale price

Median price

\$331,500

Property type

Vacant Land

Suburb

THORNHILL PARK

Period

01 April 2025 to 31 March 2026

Source



### 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

15 AMARYLLIS AVE, THORNHILL PARK, VIC 3335	\$285,000	02/12/2025
9 AMARYLLIS AVE, THORNHILL PARK, VIC 3335	\$310,000	13/12/2025
18 ASHOKA DR, THORNHILL PARK, VIC 3335	\$321,000	18/12/2025

This Statement of Information was prepared on:

27/04/2026