



JIO REAL ESTATE

COMPARATIVE MARKET ANALYSIS

31 MAYA AVENUE, THORNHILL PARK, VIC 3335

PREPARED BY JIO REAL ESTATE, 11 MILANO ROAD BURNSIDE



Thi Tu Doan Laroco; Daniel Lapena
31 Maya Avenue
Thornhill Park, VIC, 3335

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

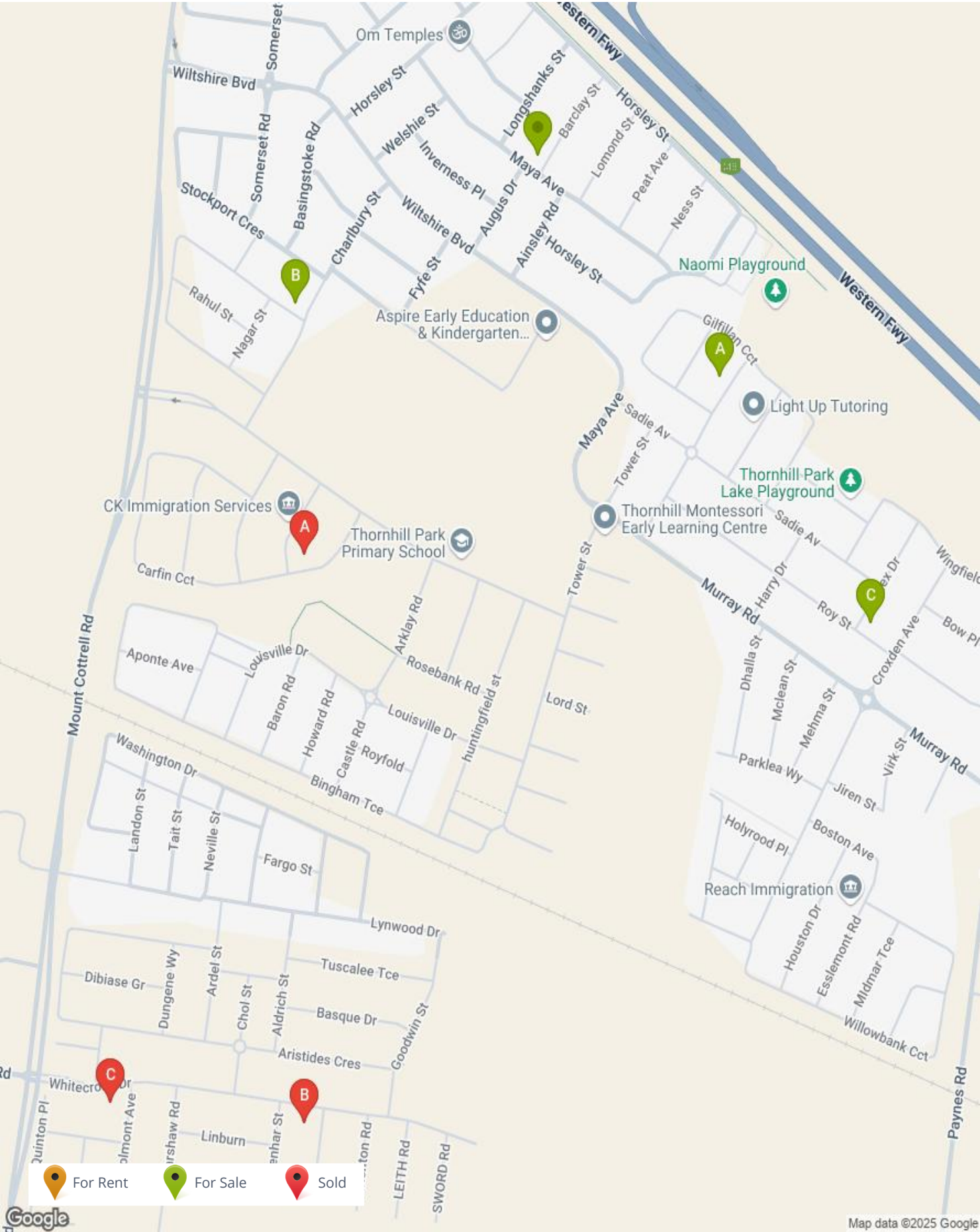
Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Jio Real Estate
11 Milano Road Burnside
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Phone: 0404040527

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 1500.0m from the focus property. The lowest for sale price is \$380,000 and the highest for sale price is \$430,000 with a median sale price of \$390,000. Days listed ranges from 46 to 162 days with the average currently at 96 days for these selected properties.

29 KIRKHAM DR, THORNHILL PARK 3335

UBD Ref: Melbourne - 186 A12
Distance from Property: 465m



Property Type: Vacant Land
Area: 448 m²
RPD: 1835//PS814025

Features:

Current List Price: **\$430,000 - \$440,000**
First List Price: \$430,000 - \$440,000
Date Listed: 24/02/2025 Days Listed: **82 Days**
Listed Price Change:



22 CHARLBURY ST, THORNHILL PARK 3335

UBD Ref: Melbourne - 185 P11
Distance from Property: 476m



Property Type: Vacant Land
Area: 461 m²
RPD: 108//PS822716

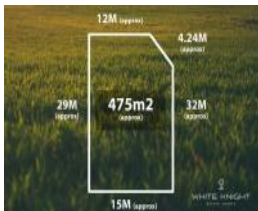
Features:

Current List Price: **MUST SELL, BUILD YOUR DREAM**
First List Price: MUST SELL, BUILD YOUR DREAM ON
Date Listed: 31/03/2025 Days Listed: **46 Days**
Listed Price Change:



21 ROY ST, THORNHILL PARK 3335

UBD Ref: Melbourne - 186 B13
Distance from Property: 928m



Property Type: Vacant Land
Area: 475 m²
RPD: 1434//PS810126

Features:

Current List Price: **\$390,000 - \$430,000**
First List Price: New Digs - Contact Agent
Date Listed: 06/12/2024 Days Listed: **162 Days**
Listed Price Change:



Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 1500.0m from the focus property. The lowest sale price is \$400,000 and the highest sale price is \$400,000 with a median sale price of \$400,000. Days listed ranges from 27 to 27 days with the average currently at 27 days for these selected properties.

80 CARFIN CCT, THORNHILL PARK, VIC 3335

UBD Ref: Melbourne - 185 P13
Distance from Property: 743m



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2



Property Type: Vacant Land
Area: 400 m²
Area \$/m²: \$1,000
RPD: 2828//PS816931

Sale Price: **\$400,000 (Normal Sale)**

Sale Date: 02/02/2023 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:

Features:



50 WHITECROSS DR, THORNHILL PARK, VIC 3335

UBD Ref: Melbourne - 185 P16
Distance from Property: 1.6km



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Property Type: Vacant Land
Area: 447 m²
Area \$/m²: \$895
RPD: 527//PS842463

Sale Price: **\$400,000 (Normal Sale)**

Sale Date: 23/03/2023 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:

Features:



12 WHITECROSS DR, THORNHILL PARK, VIC 3335

UBD Ref: Melbourne - 185 N16
Distance from Property: 1.7km



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Property Type: Vacant Land
Area: 448 m²
Area \$/m²: \$893
RPD: 112//PS822280

Sale Price: **\$400,000 (Normal Sale)**

Sale Date: 16/12/2024 Days to Sell: **27 Days**

Last Price: \$399,000 - \$439,000 Chg %:

First Price: \$399,000 - \$439,000 Chg %:

Features:



31 MAYA AVENUE, THORNHILL PARK, VIC 3335



Appraisal Price

This market analysis has been prepared on 16/05/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$399,900 to \$439,000

Contact your agent for further information:

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Email: Paul.Sidhu@jioire.com.au