

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

LOT JACKFRUIT STREET 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Other

Suburb

Thornhill Park

Period-from

01 Aug 2024

to

31 Jul 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

LOT 1382 POINCIANA ROAD THORNHILL PARK VIC 3335	\$314,114	03-Jul-24
LOT 234 BLUESTAR GROVE THORNHILL PARK VIC 3335	\$419,500	22-Mar-24
LOT 1381 POINCIANA ROAD THORNHILL PARK VIC 3335	\$314,114	03-Jul-24

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 August 2025



**LOT 1382 POINCIANA ROAD
THORNHILL PARK VIC 3335**

 -  -  -

Sold Price

\$314,114

Sold Date

03-Jul-24

Distance

0.96km



**LOT 234 BLUESTAR GROVE
THORNHILL PARK VIC 3335**

 -  -  -

Sold Price

\$419,500

Sold Date

22-Mar-24

Distance

0.94km



**LOT 1381 POINCIANA ROAD
THORNHILL PARK VIC 3335**

 -  -  -

Sold Price

\$314,114

Sold Date

03-Jul-24

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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