

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 MURRAY ROAD THORNHILL PARK VIC 3335

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$359,000

&

\$399,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$250,393

Property type

Land

Suburb

Thornhill Park

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty 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

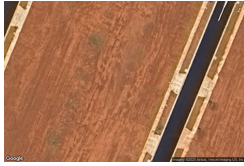
Date of sale

| | | |
|--|-----------|-----------|
| LOT 231 BLUESTAR GROVE THORNHILL PARK VIC 3335 | \$390,000 | 10-Feb-25 |
| 108 ARISTIDES CRESCENT THORNHILL PARK VIC 3335 | \$335,000 | 18-Mar-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: 09 July 2025

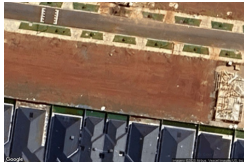


**LOT 231 BLUESTAR GROVE
THORNHILL PARK VIC 3335**

- - -

Sold Price **\$390,000** Sold Date **10-Feb-25**

Distance **0.67km**



**108 ARISTIDES CRESCENT
THORNHILL PARK VIC 3335**

- - -

Sold Price **\$335,000** Sold Date **18-Mar-25**

Distance **1.09km**



**32 SALTERS STREET THORNHILL
PARK VIC 3335**

4 2 -

Sold Price **\$399,000** Sold Date **03-Mar-25**

Distance **1.55km**

RS= Recent sale

UN= Undisclosed Sale

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