

# 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](http://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 threepropertyessoldwithintwokilometresof 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

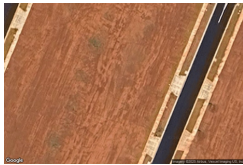
Date of sale

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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.