

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

4 REX DRIVE 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

or range
between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Sep 2024

to

31 Aug 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

8 HARRY DRIVE THORNHILL PARK VIC 3335	\$560,000	11-Jun-25
54 MURRAY ROAD THORNHILL PARK VIC 3335	\$600,000	15-May-25
15 ADAIR STREET THORNHILL PARK VIC 3335	\$615,000	01-May-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: 08 September 2025


8 HARRY DRIVE THORNHILL PARK VIC 3335

 3
  2
  2

Sold Price

\$560,000

Sold Date

11-Jun-25

Distance

0.17km

54 MURRAY ROAD THORNHILL PARK VIC 3335

 4
  2
  2

Sold Price

\$600,000

Sold Date

15-May-25

Distance

0.18km

15 ADAIR STREET THORNHILL PARK VIC 3335

 4
  2
  2

Sold Price

\$615,000

Sold Date

01-May-25

Distance

0.39km
RS = Recent sale

UN = Undisclosed Sale

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