

# 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 Tansy Rise, Thornhill Park Vic 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$250,000 & \$275,000

### Median sale price

Median price \$340,000 Property Type Vacant land Suburb Thornhill Park

Period - From 14/11/2024 to 13/11/2025 Source Property Data

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

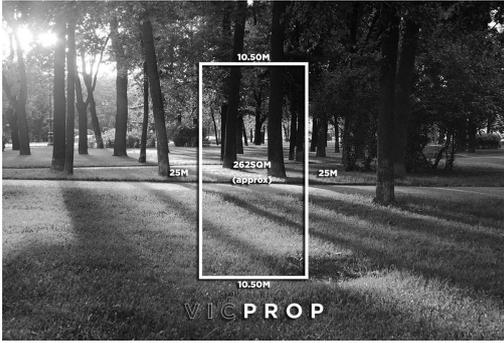
	Address of comparable property	Price	Date of sale
1	9 Sprinter Dr THORNHILL PARK 3335	\$270,900	27/08/2025
2	33 Parklea Way THORNHILL PARK 3335	\$254,310	24/08/2025
3	14 Stonneyburn Rd THORNHILL PARK 3335	\$275,000	23/07/2025

**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 six months.~~

This Statement of Information was prepared on:

14/11/2025 11:17



**Property Type:** Land  
**Land Size:** 262 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$250,000 - \$275,000  
**Median Land Price**  
 14/11/2024 - 13/11/2025: \$340,000

## Comparable Properties

**9 Sprinter Dr THORNHILL PARK 3335 (VG)**

[Agent Comments](#)



**Price:** \$270,900  
**Method:** Sale  
**Date:** 27/08/2025  
**Property Type:** Subdivisional/Englobo Land - (Unspecified)  
**Land Size:** 315 sqm approx

**33 Parklea Way THORNHILL PARK 3335 (VG)**

[Agent Comments](#)



**Price:** \$254,310  
**Method:** Sale  
**Date:** 24/08/2025  
**Property Type:** Land  
**Land Size:** 294 sqm approx



**14 Stonneyburn Rd THORNHILL PARK 3335 (REI/VG)**

[Agent Comments](#)



**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 23/07/2025  
**Property Type:** Land  
**Land Size:** 266 sqm approx

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