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 (*Delete single price or range as applicable)

Single Price	or range between	\$275,000	&	\$300,000
Single Price		\$275,000	&	\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$589,000	Prope	operty type Othe		Other	Suburb	Thornhill Park
Period-from	01 Oct 2024	to	30 Sep 2	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
183 WHITECROSS DRIVE THORNHILL PARK VIC 3335	\$295,000	16-Jun-25
177 WHITECROSS DRIVE THORNHILL PARK VIC 3335	\$295,000	06-Jun-25
8 JIREN STREET THORNHILL PARK VIC 3335	\$283,000	20-Jun-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: 16 October 2025





White Knight Rentals

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183 WHITECROSS DRIVE THORNHILL PARK VIC 3335

1 - **△** - **△** -

Sold Price

\$295,000 Sold Date **16-Jun-25**

Distance 0.75km



177 WHITECROSS DRIVE THORNHILL PARK VIC 3335

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Sold Price

Sold Date 06-Jun-25

Distance 0.76km



8 JIREN STREET THORNHILL PARK Sold Price VIC 3335

□ 4 **□** 2 **□** -

\$283,000 Sold Date 20-Jun-25

Distance 1.32km

RS = Recent sale

UN = Undisclosed Sale

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