

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 ASHOKA 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 Dec 2024

to

30 Nov 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 DIBIASE GROVE THORNHILL PARK VIC 3335	\$395,000	11-Jun-25
14 DUNGENE WAY THORNHILL PARK VIC 3335	\$399,000	03-Sep-25
19 BLUESTAR GROVE THORNHILL PARK VIC 3335	\$400,000	29-Aug-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: 01 December 2025

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8 DIBIASE GROVE THORNHILL PARK VIC 3335

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Sold Price **\$395,000** Sold Date **11-Jun-25**

Distance **1.54km**



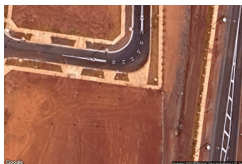


14 DUNGENE WAY THORNHILL PARK VIC 3335

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

Distance **1.47km**



19 BLUESTAR GROVE THORNHILL PARK VIC 3335

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Sold Price **\$400,000** Sold Date **29-Aug-25**

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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