

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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$336,780

Property type

Land

Suburb

Thornhill Park

Period-from

01 May 2025

to

30 Apr 2026

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

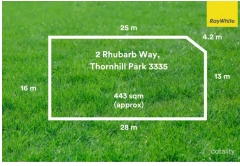
Date of sale

2 RHUBARB WAY THORNHILL PARK VIC 3335	\$360,000	19-Mar-26
142 WHITECROSS DRIVE THORNHILL PARK VIC 3335	\$350,000	11-Oct-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: 25 May 2026



**2 RHUBARB WAY THORNHILL
PARK VIC 3335**

Sold Price **\$360,000** Sold Date **19-Mar-26**



Distance **0km**



**142 WHITECROSS DRIVE
THORNHILL PARK VIC 3335**

Sold Price **\$350,000** Sold Date **11-Oct-25**



Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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