

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

6 TANGERINE STREET 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

\$310,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,560

Property type

Land

Suburb

Thornhill Park

Period-from

01 Mar 2025

to

28 Feb 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

4 FERN WAY THORNHILL PARK VIC 3335	\$312,000	19-Oct-25
11 DIGBY PARKWAY ROCKBANK VIC 3335	\$335,000	26-Aug-25
144 WHITECROSS DRIVE THORNHILL PARK VIC 3335	\$340,000	30-Jul-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: 27 March 2026



4 FERN WAY THORNHILL PARK VIC 3335

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Sold Price **\$312,000** Sold Date **19-Oct-25**

Distance **0km**



11 DIGBY PARKWAY ROCKBANK VIC 3335

4 2 2

Sold Price **\$335,000** Sold Date **26-Aug-25**

Distance **0.89km**



144 WHITECROSS DRIVE THORNHILL PARK VIC 3335

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Sold Price **\$340,000** Sold Date **30-Jul-25**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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