

## 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

13 HOLLOWES CIRCUIT TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2025

to

31 May 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 9 JOYBELLS CRESCENT TARNEIT VIC 3029 | \$812,000 | 21-May-26 |
| 11 NILE COURT WERRIBEE VIC 3030      | \$820,000 | 01-May-26 |
| 129 HARMONY DRIVE TARNEIT VIC 3029   | \$800,000 | 02-Feb-26 |

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: 30 June 2026


**9 JOYBELLS CRESCENT TARNEIT VIC 3029**

Sold Price

**\$812,000**

Sold Date

**21-May-26**


4



2



2

Distance

**0.5km**

**11 NILE COURT WERRIBEE VIC 3030**

Sold Price

**\$820,000**

Sold Date

**01-May-26**


4



2



4

Distance

**1.69km**

**129 HARMONY DRIVE TARNEIT VIC 3029**

Sold Price

**\$800,000**

Sold Date

**02-Feb-26**


4



2



2

Distance

**0.55km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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