

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

3/7 THWAITES ROAD TARNEIT VIC 3029

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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Jul 2025

to

30 Jun 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

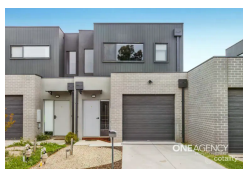
Date of sale

7 TOURMALINE STREET TARNEIT VIC 3029	\$527,000	16-Feb-26
6/32 MALACHITE DRIVE TARNEIT VIC 3029	\$550,000	20-May-26
7/36 MALACHITE DRIVE TARNEIT VIC 3029	\$556,000	11-May-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: 13 July 2026


**7 TOURMALINE STREET TARNEIT
VIC 3029**
 3  2  1

Sold Price

\$527,000

Sold Date

16-Feb-26

Distance

0.75km

**6/32 MALACHITE DRIVE TARNEIT
VIC 3029**
 3  2  1

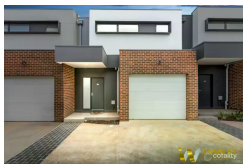
Sold Price

\$550,000

Sold Date

20-May-26

Distance

0.77km

**7/36 MALACHITE DRIVE TARNEIT
VIC 3029**
 3  2  1

Sold Price

\$556,000

Sold Date

11-May-26

Distance

0.8km
RS = Recent sale

UN = Undisclosed Sale

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