

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

38 CHANTELLE PARADE 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

\$679,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,500

Property type

House

Suburb

Tarneit

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

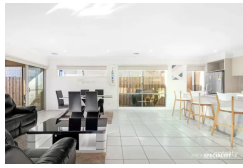
Date of sale

7 STAN DRIVE TARNEIT VIC 3029	\$692,500	26-Aug-25
57 CARALEENA DRIVE TARNEIT VIC 3029	\$692,000	20-Feb-26
16 VIVE STREET TARNEIT VIC 3029	\$678,000	13-Dec-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: 13 March 2026


7 STAN DRIVE TARNEIT VIC 3029

Sold Price

\$692,500

Sold Date

26-Aug-25


Distance

0.13km

57 CARALEENA DRIVE TARNEIT VIC 3029

Sold Price

^{RS} **\$692,000**

Sold Date

20-Feb-26


Distance

0.18km

16 VIVE STREET TARNEIT VIC 3029

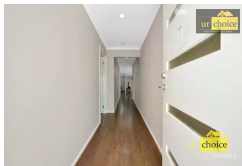
Sold Price

\$678,000

Sold Date

13-Dec-25


Distance

0.22km

90 EMPEROR PARADE TARNEIT VIC 3029

Sold Price

\$674,000

Sold Date

29-Nov-25


Distance

0.3km
RS = Recent sale

UN = Undisclosed Sale

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