

## 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

46 HOLSTEIN CRESCENT 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

\$925,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,500

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2025

to

31 Mar 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

5 LEGION AVENUE TARNEIT VIC 3029	\$930,000	21-Jan-25
3 LEGION AVENUE TARNEIT VIC 3029	\$950,000	20-Aug-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: 03 April 2026



**5 LEGION AVENUE TARNEIT VIC 3029**

Sold Price **\$930,000** Sold Date **21-Jan-25**

 3  2  2

Distance **0.12km**



**3 LEGION AVENUE TARNEIT VIC 3029**

Sold Price **\$950,000** Sold Date **20-Aug-25**

 4  3  2

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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