



PROPERTY PRICE STATEMENT

LOT 2401 ELOQUENCE ROAD, TARNEIT, VIC 3029

PREPARED BY LUXURY REAL ESTATE AGENTS

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



LOT 2401 ELOQUENCE ROAD, TARNEIT,



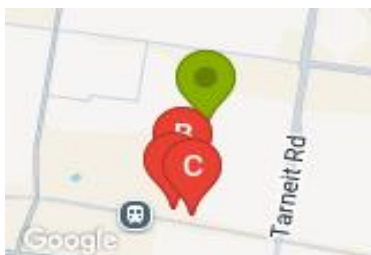
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$358,000 to \$380,000

MEDIAN SALE PRICE

Seller's Reserve Price: N/A



TARNEIT, VIC, 3029

Suburb Median Sale Price (Vacant Land)

\$389,100

01 October 2025 to 30 September 2026

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



49 BANQUET DR, TARNEIT, VIC 3029



Sale Price

\$422,000

Sale Date: 07/10/2025

Distance from Property: 616m



22 BRISCOLA ST, TARNEIT, VIC 3029



Sale Price

\$353,000

Sale Date: 22/10/2025

Distance from Property: 429m



7 CHIERA WAY, TARNEIT, VIC 3029



Sale Price

\$341,000

Sale Date: 22/10/2025

Distance from Property: 638m



This report has been compiled on 06/10/2026 by LUXURY REAL ESTATE AGENTS. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

06/10/2026

Property offered for sale

Address Including suburb and postcode	LOT 2401 ELOQUENCE ROAD, TARNEIT, VIC 3029
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Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
VACANT LAND					294m ²

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	
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or

Range between	\$358,000	&	\$380,000
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Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price	N/A
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Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	\$389,100	Property type	VACANT LAND	Suburb	TARNEIT
Period: from	01/10/2025	to	30/09/2026	Source	

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address				Sale price	Date of sale
49 BANQUET DR, TARNEIT, VIC 3029				\$422,000	07/10/2025
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
VACANT LAND					349m²

Comparable property 2

Address				Sale price	Date of sale
22 BRISCOLA ST, TARNEIT, VIC 3029				\$353,000	22/10/2025
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
VACANT LAND					315m²

Comparable property 3

Address				Sale price	Date of sale
7 CHIERA WAY, TARNEIT, VIC 3029				\$341,000	22/10/2025
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
VACANT LAND					289m ²

Reason there are fewer than three comparable properties

☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties were sold within the relevant period:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	
Unconditional sale date	