

## 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

26 YARLINGTON ROAD 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

\$570,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 SPREE STREET TARNEIT VIC 3029	\$580,000	26-Aug-24
7 VENETIAN WAY TARNEIT VIC 3029	\$579,000	05-Sep-24
3 BANQUET DRIVE TARNEIT VIC 3029	\$595,000	17-Sep-24

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: 16 January 2025



**5 SPREE STREET TARNEIT VIC 3029**

 3  2  1

Sold Price

**\$580,000**

Sold Date **26-Aug-24**

Distance

**1.93km**



**7 VENETIAN WAY TARNEIT VIC 3029**

 3  2  1

Sold Price

**\$579,000**

Sold Date **05-Sep-24**

Distance

**1.35km**



**3 BANQUET DRIVE TARNEIT VIC 3029**

 3  2  1

Sold Price

**\$595,000**

Sold Date **17-Sep-24**

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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