

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

10 Sherlock Avenue, Tarneit Vic 3029

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$675,000 Property Type House Suburb Tarneit

Period - From 05/08/2025 to 04/08/2026 Source Property Data

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 six 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
1	9 Mapleton Way TARNEIT 3029	\$665,000	13/07/2026
2	11 Cloverdale Rd TARNEIT 3029	\$665,000	30/06/2026
3	88 Hamish Dr TARNEIT 3029	\$665,000	03/06/2026

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 six months.~~

This Statement of Information was prepared on:

05/08/2026 14:09



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Property Type: House
Land Size: 479 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median House Price
05/08/2025 - 04/08/2026: \$675,000

Comparable Properties



9 Mapleton Way TARNEIT 3029 (REI/VG)

Agent Comments

4 2 2

Price: \$665,000
Method: Private Sale
Date: 13/07/2026
Property Type: House
Land Size: 442 sqm approx



11 Cloverdale Rd TARNEIT 3029 (REI)

Agent Comments

4 2 2

Price: \$665,000
Method: Private Sale
Date: 30/06/2026
Property Type: House
Land Size: 477 sqm approx



88 Hamish Dr TARNEIT 3029 (REI/VG)

Agent Comments

4 2 2

Price: \$665,000
Method: Private Sale
Date: 03/06/2026
Property Type: House
Land Size: 448 sqm approx

Account - Little Real Estate | P: 07 3037 0255