

## 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

12 FLORIBUNDA ROAD TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$399,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Other

Suburb

Tarneit

Period-from

01 Jun 2024

to

31 May 2025

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

4 CUBITT CRESCENT TARNEIT VIC 3029	\$418,000	17-Sep-24
33 GILLIFLOWER STREET TARNEIT VIC 3029	\$435,000	06-Mar-25
7 KENNING ROAD TARNEIT VIC 3029	\$425,000	06-Nov-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: 04 June 2025



## 4 CUBITT CRESCENT TARNEIT VIC 3029

Sold Price

**\$418,000**

Sold Date

**17-Sep-24**



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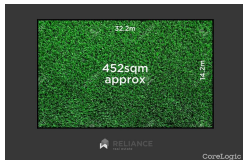
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Distance

**1.48km**



## 33 GILLIFLOWER STREET TARNEIT VIC 3029

Sold Price

**\$435,000**

Sold Date

**06-Mar-25**



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-

Distance

**1.39km**



## 7 KENNING ROAD TARNEIT VIC 3029

Sold Price

**\$425,000**

Sold Date

**06-Nov-24**



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Distance

**1.73km**

RS = Recent sale

UN = Undisclosed Sale

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