

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

13 OPULENT BOULEVARD TARNEIT VIC 3029

Indicative selling price

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

Single Price

or range
between

\$679,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2025

to

31 May 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

61 STRATUS STREET TARNEIT VIC 3029	\$707,500	28-May-26
21 NANKEEN WAY TARNEIT VIC 3029	\$711,000	18-Apr-26
19 WINDOW ROAD TARNEIT VIC 3029	\$705,500	04-Jun-26

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 June 2026



61 STRATUS STREET TARNEIT VIC 3029

Sold Price

^{RS}

\$707,500

Sold Date

28-May-26



4



2



2

Distance

0.25km



21 NANKEEN WAY TARNEIT VIC 3029

Sold Price

^{RS}

\$711,000

Sold Date

18-Apr-26



4



2



2

Distance

0.67km



19 WINDOW ROAD TARNEIT VIC 3029

Sold Price

^{RS}

\$705,500

Sold Date

04-Jun-26



4



2



2

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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