

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

139 THAMES 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,200

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2025

to

31 Mar 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

6 TALIA COURT WERRIBEE VIC 3030	\$1,215,000	16-Dec-25
12 HAVEN COURT WERRIBEE VIC 3030	\$1,850,000	28-Nov-25
8 BATMAN COURT WERRIBEE VIC 3030	\$1,270,000	05-Nov-25

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.~~

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6 TALIA COURT WERRIBEE VIC 3030

 4  2  2

Sold Price **\$1,215,000** Sold Date **16-Dec-25**

Distance **2.63km**



12 HAVEN COURT WERRIBEE VIC 3030

 5  3  2

Sold Price **\$1,850,000** Sold Date **28-Nov-25**

Distance **3.51km**



8 BATMAN COURT WERRIBEE VIC 3030

 4  3  4

Sold Price **\$1,270,000** Sold Date **05-Nov-25**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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