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<br>Including suburb and postcode | 14 CUSP DRIVE 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 | $700,000 | & | $770,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $663,000 | Property type | House | Suburb | Tarneit |
| Period-from | 01 Feb 2025 | to | 31 Jan 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 |
|---|---|---|
| 33 LONDONDERRY CRESCENT TARNEIT VIC 3029 | $804,500 | 31-Jan-26 |
| 5 ARARAT STREET TARNEIT VIC 3029 | $785,000 | 17-Nov-25 |
| 23 WENDY WAY TARNEIT VIC 3029 | $820,000 | 13-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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**33 LONDONDERRY CRESCENT TARNEIT VIC 3029**

4 3 2

Sold Price RS **$804,500** UN

Sold Date **31-Jan-26**

Distance **0.81km**

**5 ARARAT STREET TARNEIT VIC 3029**

4 2 2

Sold Price **$785,000**

Sold Date **17-Nov-25**

Distance **1.11km**

**23 WENDY WAY TARNEIT VIC 3029**

4 2 2

Sold Price RS **$820,000**

Sold Date **13-Nov-25**

Distance **1.31km**

**RS** = Recent sale **UN** = Undisclosed Sale

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