

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 | 14 FRUIT STREET 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 | \$760,000 | & | \$810,000 |
|--------------|--|---------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|----------|
| Median Price | \$661,000 | Property type | House | Suburb | Tarneit |
| Period-from | 01 Jan 2025 | to | 31 Dec 2025 | 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 |
|------------------------------------|-----------|--------------|
| 26 JAGGED CIRCUIT TARNEIT VIC 3029 | \$775,000 | 27-Nov-24 |
| 18 JAGGED CIRCUIT TARNEIT VIC 3029 | \$763,000 | 15-Feb-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.

This Statement of Information was prepared on: 08 January 2026