

## 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 SIDON CIRCUIT 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

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2024

to

31 Aug 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 36 GOWAR ROAD TARNEIT VIC 3029    | \$793,000 | 01-Jul-24 |
| 12 PHELPS STREET TARNEIT VIC 3029 | \$801,000 | 13-Apr-24 |
| 11 BUKOVO STREET TARNEIT VIC 3029 | \$807,000 | 16-Apr-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: 03 September 2025

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**36 GOWAR ROAD TARNEIT VIC 3029**

4 2 2

Sold Price

**\$793,000**

Sold Date

**01-Jul-24**

Distance

**0.3km**



**12 PHELPS STREET TARNEIT VIC 3029**

4 3 2

Sold Price

**\$801,000**

Sold Date

**13-Apr-24**

Distance

**0.37km**



**11 BUKOVO STREET TARNEIT VIC 3029**

4 2 2

Sold Price

**\$807,000**

Sold Date

**16-Apr-25**

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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