

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

15 OGAWA WALK 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2024

to

30 Sep 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

6 VENITA WALK TARNEIT VIC 3029	\$530,000	01-Jul-25
41 ANTER AVENUE TARNEIT VIC 3029	\$564,900	21-Jul-25
35 ANTER AVENUE TARNEIT VIC 3029	\$564,900	05-Aug-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: 14 October 2025


6 VENITA WALK TARNEIT VIC 3029
 3  2  2

Sold Price

\$530,000

Sold Date

01-Jul-25

Distance

1.69km

41 ANTHER AVENUE TARNEIT VIC 3029
 3  2  2

Sold Price

\$564,900

Sold Date

21-Jul-25

Distance

0.25km

35 ANTHER AVENUE TARNEIT VIC 3029
 3  2  2

Sold Price

Sold Date

05-Aug-25

Distance

0.26km
RS = Recent sale

UN = Undisclosed Sale

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