

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

16 OBSIDIAN AVENUE 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

\$569,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,250

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2025

to

30 Jun 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

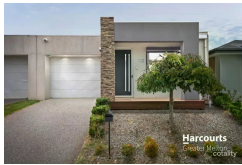
Date of sale

32 HILDA STREET TARNEIT VIC 3029	\$585,000	04-Feb-26
225B BETHANY ROAD TARNEIT VIC 3029	\$570,000	15-Feb-26
15 HUNTSMAN CLOSE TARNEIT VIC 3029	\$603,000	11-May-26

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: 09 July 2026



32 HILDA STREET TARNEIT VIC 3029

3 2 1

Sold Price **\$585,000** Sold Date **04-Feb-26**

Distance **0.11km**



225B BETHANY ROAD TARNEIT VIC 3029

3 2 1

Sold Price **\$570,000** Sold Date **15-Feb-26**

Distance **1.27km**



15 HUNTSMAN CLOSE TARNEIT VIC 3029

3 2 2

Sold Price ^{RS} **\$603,000** Sold Date **11-May-26**

Distance **1.54km**

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

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