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

17 SEMBLANCE 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	\$750,000	&	\$800,000
Single Price		\$750,000	&	\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$658,000	Prop	erty type	ty type House		Suburb	Tarneit
Period-from	01 Nov 2024	to	31 Oct 2	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
11 RESPECT WAY TARNEIT VIC 3029	\$770,000	20-Sep-25
1 BLAZON DRIVE TARNEIT VIC 3029	\$780,000	10-Jun-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: 24 November 2025





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11 RESPECT WAY TARNEIT VIC 3029

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Sold Price

\$770,000 Sold Date 20-Sep-25

0.69km Distance



1 BLAZON DRIVE TARNEIT VIC 3029

Sold Price

\$780,000 Sold Date 10-Jun-25

Distance

0.97km

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RS = Recent sale

UN = Undisclosed Sale

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