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

18 RILEY TERRACE 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 \$590,000 & \$640,000	Single Price			\$590,000	&	\$640,000	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$650,000	Prope	erty type	y type House		Suburb	Tarneit
Period-from	01 Sep 2024	to	31 Aug 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
100 HAMISH DRIVE TARNEIT VIC 3029	\$590,000	24-Mar-25
19 SOARING ROAD TARNEIT VIC 3029	\$610,000	09-Aug-25
45 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029	\$640,000	10-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: 10 September 2025





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100 HAMISH DRIVE TARNEIT VIC 3029

Sold Price

\$590,000 Sold Date 24-Mar-25

Distance

Okm



19 SOARING ROAD TARNEIT VIC 3029

\$ 2

Sold Price

^{RS} **\$610,000** Sold Date **09-Aug-25**

Distance 0.81km



45 HUMMINGBIRD BOULEVARD

Sold Price

\$640,000 Sold Date **10-Apr-25**

Distance

0.91km

TARNEIT VIC 3029

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RS = Recent sale UN = Undisclosed Sale

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