

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

2/18 HARMONY 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,750

Property type

Unit

Suburb

Tarneit

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/8 PROTEA COURT HOPPERS CROSSING VIC 3029	\$530,000	30-Jan-25
1/8 WESTMILL DRIVE HOPPERS CROSSING VIC 3029	\$517,000	04-Mar-25
40 KAMALA DRIVE TARNEIT VIC 3029	\$525,000	20-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: 23 June 2025

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**2/8 PROTEA COURT HOPPERS
CROSSING VIC 3029**

3 2 1

Sold Price **\$530,000** Sold Date **30-Jan-25**

Distance **1.72km**



**1/8 WESTMILL DRIVE HOPPERS
CROSSING VIC 3029**

3 2 1

Sold Price **\$517,000** Sold Date **04-Mar-25**

Distance **1.75km**



**40 KAMALA DRIVE TARNEIT VIC
3029**

3 2 1

Sold Price **\$525,000** Sold Date **20-Apr-25**

Distance **1.91km**

RS = Recent sale UN = Undisclosed Sale

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