

## 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

21 NATURE ROAD TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2024

to

30 Jun 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

3 FEAST WAY TARNEIT VIC 3029	\$783,000	07-May-24
LOT 5013 SEYMOUR STREET TRUGANINA VIC 3029	\$882,222	22-Mar-25
9 TEAK ROAD TRUGANINA VIC 3029	\$790,000	11-Oct-24

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 July 2025



### 3 FEAST WAY TARNEIT VIC 3029

Sold Price

**\$783,000**

Sold Date **07-May-24**

4 3 2

Distance **0.86km**



### LOT 5013 SEYMOUR STREET TRUGANINA VIC 3029

Sold Price

**\$882,222**

Sold Date **22-Mar-25**

4 3 2

Distance **1.71km**



### 9 TEAK ROAD TRUGANINA VIC 3029

Sold Price

**\$790,000**

Sold Date **11-Oct-24**

4 3 2

Distance **1.96km**



### 51 FLAG BOULEVARD TARNEIT VIC 3029

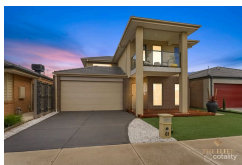
Sold Price

**\$797,000**

Sold Date **01-Jul-24**

4 3 2

Distance **2.41km**



### 61 STONY BROOK WAY TRUGANINA VIC 3029

Sold Price

<sup>RS</sup> **\$823,000**

Sold Date **15-Jul-25**

4 3 2

Distance **2.63km**

RS = Recent sale

UN = Undisclosed Sale

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