

## 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 SEMBLANCE DRIVE TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$919,000

&

\$959,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,750

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2025

to

31 Aug 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 40 VESTIGE CIRCUIT TARNEIT VIC 3029  | \$950,000   | 20-Apr-26 |
| 11 WILANDRA DRIVE TARNEIT VIC 3029   | \$944,786   | 09-Jul-26 |
| 34 DEMPSEY AVENUE TRUGANINA VIC 3029 | \$1,075,000 | 16-Apr-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: 23 September 2026



**40 VESTIGE CIRCUIT TARNEIT VIC 3029** Sold Price **\$950,000** Sold Date **20-Apr-26**  
 Distance **0.24km**

5 3 2



**11 WILANDRA DRIVE TARNEIT VIC 3029** Sold Price <sup>RS</sup> **\$944,786** Sold Date **09-Jul-26**  
 Distance **1.5km**

5 3 2



**34 DEMPSEY AVENUE TRUGANINA VIC 3029** Sold Price **\$1,075,000** Sold Date **16-Apr-26**  
 Distance **1.89km**

4 3 2

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

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