

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

23 EGREMONT AVENUE 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

\$665,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2024

to

30 Sep 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

4 URQUHART ROAD TARNEIT VIC 3029	670000	08-Oct-25
7 MARLEY STREET TARNEIT VIC 3029	685000	24-Jun-25
31 BLENRIL AVENUE TARNEIT VIC 3029	670000	31-Aug-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 October 2025



4 URQUHART ROAD TARNEIT VIC 3029

Sold Price

^{RS}

670000

Sold Date

08-Oct-25

 4  2  2

Distance

1.67km



7 MARLEY STREET TARNEIT VIC 3029

Sold Price

685000

Sold Date

24-Jun-25

 4  2  2

Distance

1.77km



31 BLENRIL AVENUE TARNEIT VIC 3029

Sold Price

670000

Sold Date

31-Aug-25

 4  2  2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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