

## 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

24 EGREMONT AVENUE 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,250

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2025

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 20 ANDROSS CIRCUIT TARNEIT VIC 3029  | \$715,000 | 17-Apr-26 |
| 10 CLEOPATRA STREET TARNEIT VIC 3029 | \$700,000 | 05-May-26 |
| 13 VECOT STREET TARNEIT VIC 3029     | \$690,000 | 24-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: 08 July 2026


**20 ANDROSS CIRCUIT TARNEIT VIC 3029**

 4
  2
  2

Sold Price

**\$715,000**

Sold Date

**17-Apr-26**

Distance

**0.17km**

**10 CLEOPATRA STREET TARNEIT VIC 3029**

 4
  2
  2

Sold Price

**\$700,000**

Sold Date

**05-May-26**

Distance

**0.44km**

**13 VECOT STREET TARNEIT VIC 3029**

 4
  2
  2

Sold Price

**\$690,000**

Sold Date

**24-Apr-26**

Distance

**0.52km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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