

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

3 HUNTSMAN CLOSE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2025

to

31 Dec 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 ESPALIER ROAD TARNEIT VIC 3029	\$621,000	20-Sep-25
2 ESPALIER ROAD TARNEIT VIC 3029	\$605,000	22-Aug-25
17 ABROMA WALK TARNEIT VIC 3029	\$585,000	15-Jul-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.~~

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3 ESPALIER ROAD TARNEIT VIC 3029

3 2 2

Sold Price

\$621,000

Sold Date **20-Sep-25**

Distance

0.12km



2 ESPALIER ROAD TARNEIT VIC 3029

3 2 2

Sold Price

\$605,000

Sold Date **22-Aug-25**

Distance

0.14km



17 ABROMA WALK TARNEIT VIC 3029

3 2 2

Sold Price

\$585,000

Sold Date **15-Jul-25**

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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