

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 MARLEY STREET 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2024

to

31 Aug 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

9 GRAYMORE STREET TARNEIT VIC 3029	\$745,000	06-Aug-25
15 COCKERELL STREET TARNEIT VIC 3029	\$731,000	11-Oct-24
6 FIRELIGHT DRIVE TARNEIT VIC 3029	\$740,000	13-Jun-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: 19 September 2025



9 GRAYMORE STREET TARNEIT VIC 3029

 4
  2
  2

Sold Price

^{RS}
\$745,000

Sold Date

06-Aug-25

Distance

0.08km


15 COCKERELL STREET TARNEIT VIC 3029

 4
  2
  2

Sold Price

\$731,000

Sold Date

11-Oct-24

Distance

0.6km


6 FIRELIGHT DRIVE TARNEIT VIC 3029

 4
  2
  2

Sold Price

\$740,000

Sold Date

13-Jun-25

Distance

0.57km


26 BURGESS ROAD TARNEIT VIC 3029

 4
  2
  2

Sold Price

Sold Date

10-Jul-25

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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