

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 VENETIAN WAY 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

\$575,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

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

7 VENETIAN WAY TARNEIT VIC 3029	\$579,000	05-Sep-24
51 KAREN ROAD TARNEIT VIC 3029	\$588,000	07-Jul-25
7 FALU PARADE TARNEIT VIC 3029	\$562,000	06-May-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



7 VENETIAN WAY TARNEIT VIC 3029

3 2 1

Sold Price

\$579,000

Sold Date **05-Sep-24**

Distance **0.07km**



51 KAREN ROAD TARNEIT VIC 3029

3 2 2

Sold Price

\$588,000

Sold Date **07-Jul-25**

Distance **0.37km**



7 FALU PARADE TARNEIT VIC 3029

3 2 1

Sold Price

\$562,000

Sold Date **06-May-25**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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