

## 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

32 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

\$899,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2 CLEOPATRA STREET TARNEIT VIC 3029  | \$950,000 | 27-May-26 |
| 9 CASELIN STREET TARNEIT VIC 3029    | \$850,000 | 24-Feb-26 |
| 36 RILAND BOULEVARD TARNEIT VIC 3029 | \$820,000 | 02-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: 06 July 2026



### 2 CLEOPATRA STREET TARNEIT VIC 3029

 4
  3
  2

Sold Price

<sup>RS</sup> **\$950,000** Sold Date **27-May-26**

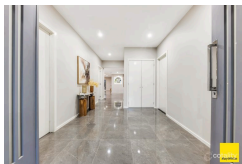
Distance **0.43km**


### 9 CASELIN STREET TARNEIT VIC 3029

 4
  2
  2

Sold Price

**\$850,000** Sold Date **24-Feb-26**

Distance **0.45km**


### 36 RILAND BOULEVARD TARNEIT VIC 3029

 5
  3
  2

Sold Price

**\$820,000** Sold Date **02-May-25**

Distance **0.22km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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