

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

35 MELVILLE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2024

to

31 Jul 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

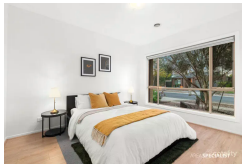
Date of sale

33 MELVILLE STREET TARNEIT VIC 3029	\$655,000	21-Jun-25
16 WATAGAN STREET TARNEIT VIC 3029	\$683,000	26-Jun-25
28 CUTLEAF CRESCENT TARNEIT VIC 3029	\$650,000	12-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: 01 August 2025



33 MELVILLE STREET TARNEIT VIC 3029 Sold Price ^{RS} **\$655,000** Sold Date **21-Jun-25**
 Distance **0.01km**
 4 beds 2 bathrooms 2 cars



16 WATAGAN STREET TARNEIT VIC 3029 Sold Price **\$683,000** Sold Date **26-Jun-25**
 Distance **0.23km**
 4 beds 2 bathrooms 2 cars



28 CUTLEAF CRESCENT TARNEIT VIC 3029 Sold Price **\$650,000** Sold Date **12-Jun-25**
 Distance **0.18km**
 4 beds 2 bathrooms 2 cars

RS = Recent sale **UN** = Undisclosed Sale

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