

## 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

37 MADDEN BOULEVARD 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

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,250

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2025

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 44 MADDEN BOULEVARD TARNEIT VIC 3029  | \$680,000 | 07-Apr-25 |
| 24 MADDEN BOULEVARD TARNEIT VIC 3029  | \$695,000 | 25-Apr-26 |
| 33 STAMBRIDGE STREET TARNEIT VIC 3029 | \$685,000 | 16-Dec-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: 05 August 2026



**44 MADDEN BOULEVARD TARNEIT** Sold Price  
**VIC 3029**

**\$680,000** Sold Date **07-Apr-25**

 4  2  2

Distance **0.07km**



**24 MADDEN BOULEVARD TARNEIT** Sold Price  
**VIC 3029**

**\$695,000** Sold Date **25-Apr-26**

 4  2  2

Distance **0.16km**



**33 STAMBRIDGE STREET TARNEIT** Sold Price  
**VIC 3029**

**\$685,000** Sold Date **16-Dec-25**

 4  2  2

Distance **0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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