

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

38/27 Turva Avenue, Tarneit Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000 & \$410,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Tarneit

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 six 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
1	18 Vondel Av TARNEIT 3029	\$355,000	16/07/2025
2	13/27 Turva Av TARNEIT 3029	\$425,000	16/07/2025
3	1/26 Tyler Cr TARNEIT 3029	\$370,000	06/07/2025

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 six months.~~

This Statement of Information was prepared on:

02/10/2025 10:05



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Property Type: Land
Agent Comments

Indicative Selling Price
\$380,000 - \$410,000
Median Unit Price
Year ending June 2025: \$480,000

Comparable Properties

18 Vondel Av TARNEIT 3029 (VG)

Agent Comments

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Price: \$355,000
Method: Sale
Date: 16/07/2025
Property Type: Land
Land Size: 334 sqm approx



13/27 Turva Av TARNEIT 3029 (VG)

Agent Comments

2 - -

Price: \$425,000
Method: Sale
Date: 16/07/2025
Property Type: Flat/Unit/Apartment (Res)



1/26 Tyler Cr TARNEIT 3029 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000
Method: Private Sale
Date: 06/07/2025
Property Type: Unit