

## 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

39 HICKLING ROAD 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2025

to

31 May 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 37 HICKLING ROAD TARNEIT VIC 3029 | \$690,000 | 12-Mar-25 |
| 35 HICKLING ROAD TARNEIT VIC 3029 | \$690,000 | 15-Mar-25 |
| 31 HICKLING ROAD TARNEIT VIC 3029 | \$710,000 | 28-Mar-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.~~

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**37 HICKLING ROAD TARNEIT VIC 3029**

Sold Price

**\$690,000**

Sold Date

**12-Mar-25**

4 2 2

Distance

**0.01km**



**35 HICKLING ROAD TARNEIT VIC 3029**

Sold Price

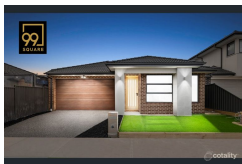
Sold Date

**15-Mar-25**

4 2 2

Distance

**0.02km**



**31 HICKLING ROAD TARNEIT VIC 3029**

Sold Price

**\$710,000**

Sold Date

**28-Mar-25**

4 3 2

Distance

**0.05km**



**29 HICKLING ROAD TARNEIT VIC 3029**

Sold Price

Sold Date

**10-Apr-25**

4 2 2

Distance

**0.06km**



**20 BURGESS ROAD TARNEIT VIC 3029**

Sold Price

**\$692,500**

Sold Date

**31-Jan-25**

4 2 2

Distance

**0.12km**

RS = Recent sale

UN = Undisclosed Sale

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