

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

3B MARYANN WAY 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

\$535,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2024

to

31 Oct 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

55A BUTTERFLY BOULEVARD TARNEIT VIC 3029	\$545,000	20-Oct-25
2 VIKING STREET TARNEIT VIC 3029	\$550,000	24-Jun-25
17 DIRECTION DRIVE TARNEIT VIC 3029	\$540,000	02-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: 05 November 2025


**55A BUTTERFLY BOULEVARD
TARNEIT VIC 3029**
 3  2  1

Sold Price

^{RS}
\$545,000

Sold Date

20-Oct-25

Distance

1.04km

**2 VIKING STREET TARNEIT VIC
3029**
 3  2  2

Sold Price

\$550,000

Sold Date

24-Jun-25

Distance

4.29km

**17 DIRECTION DRIVE TARNEIT VIC
3029**
 3  2  2

Sold Price

\$540,000

Sold Date

02-Jun-25

Distance

2.56km

**101 EMPEROR PARADE TARNEIT
VIC 3029**
 3  2  1

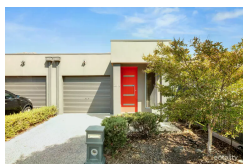
Sold Price

\$500,000

Sold Date

17-Jul-25

Distance

0.4km

**1/23 SPRINGLEAF ROAD TARNEIT
VIC 3029**
 3  2  1

Sold Price

\$513,000

Sold Date

01-Jul-25

Distance

1.09km

5 RAPA DRIVE TARNEIT VIC 3029
 3  2  1

Sold Price

\$530,000

Sold Date

25-May-25

Distance

1.45km
RS = Recent sale

UN = Undisclosed Sale

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18B GRASSDART STREET TARNEIT VIC 3029 Sold Price **\$518,000** Sold Date **03-Apr-25**

 3  2  1

Distance **0.93km**



4 BANDICOOT LOOP TARNEIT VIC 3029 Sold Price **\$520,000** Sold Date **02-Mar-25**

 3  2  2

Distance **1.91km**



1/353 HOGANS ROAD TARNEIT VIC 3029 Sold Price **\$500,000** Sold Date **21-Feb-25**

 3  2  1

Distance **1.17km**

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

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