

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

4 MIRIMA 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2024

to

30 Sep 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

6 ROHAB CRESCENT MOUNT COTTRELL VIC 3024	\$750,000	03-Aug-25
4 BARRAMUNGA STREET TARNEIT VIC 3029	\$743,000	01-Aug-25
80 ORNAMENT AVENUE TARNEIT VIC 3029	\$770,000	10-Oct-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: 27 October 2025

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6 ROHAB CRESCENT MOUNT COTTRELL VIC 3024

4 2 -

Sold Price **\$750,000** Sold Date **03-Aug-25**

Distance **0.82km**

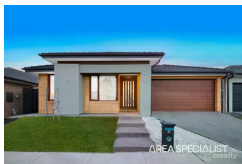


4 BARRAMUNGA STREET TARNEIT VIC 3029

4 2 2

Sold Price **\$743,000** Sold Date **01-Aug-25**

Distance **1.15km**



80 ORNAMENT AVENUE TARNEIT VIC 3029

4 2 2

Sold Price ^{RS} **\$770,000** Sold Date **10-Oct-25**

Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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