

## 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

42 ANTONIO ROAD TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1 COHEN AVENUE TARNEIT VIC 3029       | \$625,000 | 04-Nov-24 |
| 25 NYMAN CIRCUIT TARNEIT VIC 3029     | \$617,000 | 12-Sep-24 |
| 22 BALLANTINE STREET TARNEIT VIC 3029 | \$615,500 | 08-Oct-24 |

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: 17 July 2025



## 1 COHEN AVENUE TARNEIT VIC 3029

 4  2  2

Sold Price

**\$625,000**

Sold Date **04-Nov-24**

Distance

**0.42km**



## 25 NYMAN CIRCUIT TARNEIT VIC 3029

 4  2  2

Sold Price

**\$617,000**

Sold Date **12-Sep-24**

Distance

**0.63km**



## 22 BALLANTINE STREET TARNEIT VIC 3029

 4  2  2

Sold Price

**\$615,500**

Sold Date **08-Oct-24**

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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