

## 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 MEL AVENUE 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

\$875,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2025

to

31 Jul 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 4 ESMERALDA AVENUE TARNEIT VIC 3029 | \$965,000 | 01-Sep-25 |
| 77 PARADOXA DRIVE TARNEIT VIC 3029  | \$995,000 | 27-May-25 |
| 13 JERNIGAN ROAD TARNEIT VIC 3029   | \$925,000 | 01-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: 24 August 2026


**4 ESERALDA AVENUE TARNEIT VIC 3029**

Sold Price

**\$965,000**

Sold Date

**01-Sep-25**
 5
 5
 2

Distance

**0.22km**

**77 PARADOXA DRIVE TARNEIT VIC 3029**

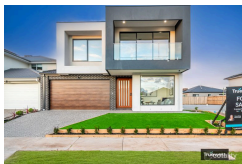
Sold Price

**\$995,000**

Sold Date

**27-May-25**
 4
 2
 2

Distance

**1.05km**

**13 JERNIGAN ROAD TARNEIT VIC 3029**

Sold Price

**\$925,000**

Sold Date

**01-Oct-25**
 5
 3
 2

Distance

**1.58km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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