

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

46 YELLOWFIN DRIVE 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2024

to

30 Apr 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

49 LOCUST CIRCUIT TARNEIT VIC 3029	\$760,000	03-Apr-25
18 JAGGED CIRCUIT TARNEIT VIC 3029	\$763,000	15-Feb-25
77 CINNAMARA CIRCUIT TARNEIT VIC 3029	\$780,000	28-Jan-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: 19 May 2025



49 LOCUST CIRCUIT TARNEIT VIC 3029

Sold Price

^{RS} \$760,000

Sold Date

03-Apr-25

 4  2  2

Distance

0.52km



18 JAGGED CIRCUIT TARNEIT VIC 3029

Sold Price

\$763,000

Sold Date

15-Feb-25

 4  2  2

Distance

0.63km



77 CINNAMARA CIRCUIT TARNEIT VIC 3029

Sold Price

\$780,000

Sold Date

28-Jan-25

 4  2  2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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