

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

5/34 SHARPS ROAD TULLAMARINE VIC 3043

Indicative selling price

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

Single Price

\$438,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Sep 2024

to

31 Aug 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

3/9 WARWICK PLACE TULLAMARINE VIC 3043	\$400,000	30-Aug-25
1/9 WARWICK PLACE TULLAMARINE VIC 3043	\$445,000	17-Jul-25
1/107-109 MICKLEHAM ROAD TULLAMARINE VIC 3043	\$450,000	13-May-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: 23 September 2025

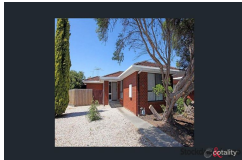


**3/9 WARWICK PLACE
TULLAMARINE VIC 3043**

 2  1  1

Sold Price ^{RS} **\$400,000** Sold Date **30-Aug-25**

Distance **0.59km**



**1/9 WARWICK PLACE
TULLAMARINE VIC 3043**

 2  1  1

Sold Price **\$445,000** Sold Date **17-Jul-25**

Distance **0.59km**



**1/107-109 MICKLEHAM ROAD
TULLAMARINE VIC 3043**

 2  1  1

Sold Price **\$450,000** Sold Date **13-May-25**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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