

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

6/36 MALACHITE 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Aug 2024

to

31 Jul 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

26/3 ONYX WAY TARNEIT VIC 3029	\$510,600	13-Mar-25
3/3 MALACHITE DRIVE TARNEIT VIC 3029	\$490,000	12-Sep-24
1A ONYX WAY TARNEIT VIC 3029	\$485,000	29-May-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: 11 August 2025



26/3 ONYX WAY TARNEIT VIC 3029

Sold Price

^{RS}

\$510,600

Sold Date

13-Mar-25



3



2



1

Distance

0.05km



3/3 MALACHITE DRIVE TARNEIT VIC 3029

Sold Price

\$490,000

Sold Date

12-Sep-24



2



2



1

Distance

0.16km



1A ONYX WAY TARNEIT VIC 3029

Sold Price

\$485,000

Sold Date

29-May-24



3



2



1

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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