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

63 EDITH STREET 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 \$700,000 & \$770,000	Single Price		or range between	\$700,000	&	\$770,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$658,000	Prop	erty type	House		Suburb	Tarneit
Period-from	01 Dec 2024	to	30 Nov 2	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
392 BETHANY ROAD TARNEIT VIC 3029	\$767,000	23-Aug-25
72 CLIFTON CIRCUIT TARNEIT VIC 3029	\$770,000	15-Sep-25
29 BARRANGI DRIVE TARNEIT VIC 3029	\$766,000	08-Jun-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: 01 December 2025





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392 BETHANY ROAD TARNEIT VIC Sold Price 3029

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\$767,000 Sold Date 23-Aug-25

Distance 0.62km



72 CLIFTON CIRCUIT TARNEIT VIC Sold Price 3029

\$770,000 Sold Date 15-Sep-25

Distance 0.97km



29 BARRANGI DRIVE TARNEIT VIC Sold Price 3029

\$766,000 Sold Date 08-Jun-25

Distance 1.99km

17 BEACHMERE STREET TARNEIT Sold Price VIC 3029

\$765,000 Sold Date 04-Aug-25

1.99km

4 ⇔ 2 Distance

RS = Recent sale

UN = Undisclosed Sale

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