

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

7 CLEOPATRA 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

or range
between

\$699,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

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

6 TAEDA ROAD TARNEIT VIC 3029	\$720,000	11-Mar-25
32 URQUHART ROAD TARNEIT VIC 3029	\$718,500	29-Aug-25
8 ICARUS STREET TARNEIT VIC 3029	\$714,000	28-Mar-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.~~

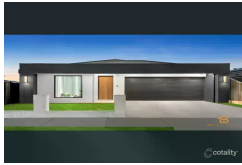
This Statement of Information was prepared on: 08 September 2025



6 TAEDA ROAD TARNEIT VIC 3029 Sold Price **\$720,000** Sold Date **11-Mar-25**

 4  2  2

Distance **0.83km**



32 URQUHART ROAD TARNEIT VIC 3029 Sold Price ^{RS} **\$718,500** Sold Date **29-Aug-25**

 4  2  2

Distance **1.62km**



8 ICARUS STREET TARNEIT VIC 3029 Sold Price **\$714,000** Sold Date **28-Mar-25**

 4  2  2

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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