

## 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 HOLLOWES CIRCUIT TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 11 MAROA STREET TARNEIT VIC 3029       | \$661,000 | 26-Jun-25 |
| 13 SANDALWOOD CIRCUIT TARNEIT VIC 3029 | \$655,000 | 28-Jul-25 |
| 47 CUTTLEFISH CIRCUIT TARNEIT VIC 3029 | \$665,000 | 30-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: 03 September 2025



### 11 MAROA STREET TARNEIT VIC 3029

 4
  2
  2

Sold Price

**\$661,000**

Sold Date

**26-Jun-25**

Distance

**0.6km**



### 13 SANDALWOOD CIRCUIT TARNEIT VIC 3029

 4
  2
  2

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date

**28-Jul-25**

Distance

**0.72km**



### 47 CUTTLEFISH CIRCUIT TARNEIT VIC 3029

 4
  2
  2

Sold Price

**\$665,000**

Sold Date

**30-Jun-25**

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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