

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 MURCOTT AVENUE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2025

to

31 Jul 2026

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

9 PERSIAN CRESCENT TARNEIT VIC 3029	\$730,000	25-Jun-25
3 WILLOWLEAF STREET TARNEIT VIC 3029	\$805,000	15-Dec-25
11 MYRTLELEAF STREET TARNEIT VIC 3029	\$675,000	21-Sep-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: 12 August 2026



Real Estate

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**9 PERSIAN CRESCENT TARNEIT
VIC 3029**

4 2 2

Sold Price

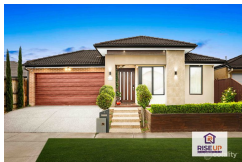
\$730,000

Sold Date

25-Jun-25

Distance

0.07km



**3 WILLOWLEAF STREET TARNEIT
VIC 3029**

4 2 2

Sold Price

\$805,000

Sold Date

15-Dec-25

Distance

0.1km



**11 MYRTLELEAF STREET TARNEIT
VIC 3029**

4 2 -

Sold Price

\$675,000

Sold Date

21-Sep-25

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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