

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

8 BIANCA BOULEVARD 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

\$529,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Tarneit

Period-from

01 May 2025

to

30 Apr 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

7A MARYANN WAY TARNEIT VIC 3029	\$560,000	16-Apr-26
21A SPRINGLEAF ROAD TARNEIT VIC 3029	\$528,000	15-Dec-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: 25 May 2026

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7A MARYANN WAY TARNEIT VIC 3029

3 2 1

Sold Price

^{RS} **\$560,000**

Sold Date

16-Apr-26

Distance

1.38km



21A SPRINGLEAF ROAD TARNEIT VIC 3029

3 2 1

Sold Price

\$528,000

Sold Date

15-Dec-25

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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