

## 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 BOSTOCK DRIVE TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$610,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2024

to

30 Sep 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 16 WALTER STREET TARNEIT VIC 3029 | \$610,000 | 07-Oct-25 |
| 1 DIOR LANE TARNEIT VIC 3029      | \$635,000 | 08-Aug-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: 13 October 2025



**16 WALTER STREET TARNEIT VIC 3029**

Sold Price

<sup>RS</sup>

**\$610,000**

Sold Date

**07-Oct-25**

 3

 2

 1

Distance

**0.63km**



**1 DIOR LANE TARNEIT VIC 3029**

Sold Price

**\$635,000**

Sold Date

**08-Aug-25**

 3

 2

 2

Distance

**1.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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