

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 MONASTERY COURT 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,600

Property type

Land

Suburb

Tarneit

Period-from

01 Dec 2024

to

30 Nov 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

4 MONASTERY COURT TARNEIT VIC 3029	\$750,000	25-Mar-25
6 MONASTERY COURT TARNEIT VIC 3029	\$720,000	01-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: 02 December 2025



**4 MONASTERY COURT TARNEIT
VIC 3029**

 3  3  2

Sold Price

\$750,000

Sold Date

25-Mar-25

Distance

0.02km



**6 MONASTERY COURT TARNEIT
VIC 3029**

 4  -  -

Sold Price

\$720,000

Sold Date

01-Aug-25

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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