

## 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

12 ALISTER GROVE 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

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$368,000

Property type

Land

Suburb

Tarneit

Period-from

01 Jul 2024

to

30 Jun 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 6 CENTURION AVENUE TARNEIT VIC 3029     | \$410,000 | 10-Dec-24 |
| LOT 836 HONEYDEW DRIVE TARNEIT VIC 3029 | \$416,900 | 02-Aug-24 |
| LOT 115 SEWELLS ROAD TARNEIT VIC 3029   | \$356,700 | 20-Dec-24 |

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: 31 July 2025



**6 CENTURION AVENUE TARNEIT  
VIC 3029**

Sold Price **\$410,000** Sold Date **10-Dec-24**

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Distance **0.7km**



**LOT 836 HONEYDEW DRIVE  
TARNEIT VIC 3029**

Sold Price **\$416,900** Sold Date **02-Aug-24**

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Distance **0.34km**



**LOT 115 SEWELLS ROAD TARNEIT  
VIC 3029**

Sold Price **\$356,700** Sold Date **20-Dec-24**

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Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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