

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

9B OBSIDIAN 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

\$490,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Aug 2024

to

31 Jul 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

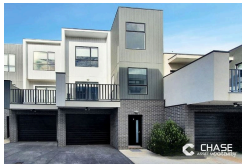
Date of sale

3/3 MALACHITE DRIVE TARNEIT VIC 3029	\$490,000	12-Sep-24
9A OBSIDIAN AVENUE TARNEIT VIC 3029	\$505,000	24-Jul-25
79/27 TURVA AVENUE TARNEIT VIC 3029	\$488,000	11-Feb-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: 08 August 2025



3/3 MALACHITE DRIVE TARNEIT VIC 3029

2 2 1

Sold Price

\$490,000

Sold Date

12-Sep-24

Distance

0km



9A OBSIDIAN AVENUE TARNEIT VIC 3029

3 2 2

Sold Price

^{RS} **\$505,000**

Sold Date

24-Jul-25

Distance

0km



79/27 TURVA AVENUE TARNEIT VIC 3029

3 2 2

Sold Price

\$488,000

Sold Date

11-Feb-25

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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