

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

44 NASCENT DRIVE 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

\$355,000

&

\$375,000

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

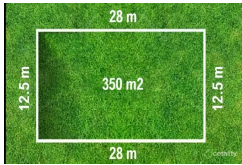
Date of sale

18 OSWALD STREET TARNEIT VIC 3029	\$375,000	16-Sep-25
18 CAMEO STREET TARNEIT VIC 3029	\$382,000	19-Aug-25
28 KINDNESS ROAD TARNEIT VIC 3029	\$370,000	27-Jun-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: 24 October 2025



18 OSWALD STREET TARNEIT VIC 3029

Sold Price

RS

\$375,000

Sold Date

16-Sep-25

-
 -
 -

Distance

0.81km



18 CAMEO STREET TARNEIT VIC 3029

Sold Price

\$382,000

Sold Date

19-Aug-25

-
 -
 -

Distance

0.96km



28 KINDNESS ROAD TARNEIT VIC 3029

Sold Price

\$370,000

Sold Date

27-Jun-25

4
 2
 2

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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