

## 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  
7 PEDRA 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  \$425,000 &  \$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> Land	Suburb <input type="text"/> Tarneit
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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
20 LOPERA DRIVE TARNEIT VIC 3029	\$446,900	16-Nov-25
12 NALANDA ROAD TARNEIT VIC 3029	\$433,900	28-Oct-25
32 PEDRA AVENUE TARNEIT VIC 3029	\$429,900	21-Oct-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: 21 January 2026



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**20 LOPERA DRIVE TARNEIT VIC  
3029**



Sold Price

**\$446,900** Sold Date **16-Nov-25**

Distance

**0km**



**12 NALANDA ROAD TARNEIT VIC  
3029**



Sold Price

**\$433,900** Sold Date **28-Oct-25**

Distance

**0km**



**32 PEDRA AVENUE TARNEIT VIC  
3029**



Sold Price

**\$429,900** Sold Date **21-Oct-25**

Distance

**0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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