

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

1 OSWALD STREET 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

\$710,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,500

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2025

to

28 Feb 2026

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

9 WENACHEE STREET TARNEIT VIC 3029	\$700,000	05-Jul-25
49 APORTA AVENUE TARNEIT VIC 3029	\$745,000	23-Dec-24
51 APORTA AVENUE TARNEIT VIC 3029	\$748,500	12-Sep-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: 14 March 2026



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9 WENACHEE STREET TARNEIT VIC 3029

4 2 2

Sold Price **\$700,000** Sold Date **05-Jul-25**

Distance **0.15km**



49 APORTA AVENUE TARNEIT VIC 3029

4 2 2

Sold Price **\$745,000** Sold Date **23-Dec-24**

Distance **0.21km**



51 APORTA AVENUE TARNEIT VIC 3029

4 2 -

Sold Price **\$748,500** Sold Date **12-Sep-25**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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