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

18 BURGESS ROAD 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	\$680,000	&	\$720,000
Single Frice	between	φυσυ,υυυ	α	\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$368,000	Prope	erty type	pe Land		Suburb	Tarneit
Period-from	01 Jul 2024	to	30 Jun 2	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
13 ARNISON ROAD TARNEIT VIC 3029	\$710,000	04-Dec-24
35 HICKLING ROAD TARNEIT VIC 3029	\$690,000	15-Mar-25
35 URQUHART ROAD TARNEIT VIC 3029	\$695,500	06-Mar-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 July 2025





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13 ARNISON ROAD TARNEIT VIC 3029

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₾ 2

Sold Price

\$710,000 Sold Date 04-Dec-24

Distance

0.34km



35 HICKLING ROAD TARNEIT VIC 3029

Sold Price

\$690,000 Sold Date 15-Mar-25

Distance

0.11km



35 URQUHART ROAD TARNEIT VIC Sold Price 3029

\$695,500 Sold Date **06-Mar-25**

4

4

₽ 2

₾ 2

\$ 2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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