

## 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

19 SOARING ROAD TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

4 ADAVALE AMBLE TARNEIT VIC 3029	620000	02-Jun-25
7 EDSALL STREET TARNEIT VIC 3029	608000	06-Mar-25
22 COBRAM STREET TARNEIT VIC 3029	620000	08-May-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: 09 July 2025

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#### 4 ADAVALE AMBLE TARNEIT VIC 3029

 3  2  2

Sold Price

<sup>RS</sup>

**620000**

Sold Date

**02-Jun-25**

Distance

**1.07km**



#### 7 EDSALL STREET TARNEIT VIC 3029

 3  2  2

Sold Price

**608000**

Sold Date

**06-Mar-25**

Distance

**0.91km**



#### 22 COBRAM STREET TARNEIT VIC 3029

 3  2  2

Sold Price

<sup>RS</sup>

**620000**

Sold Date

**08-May-25**

Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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