

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 100 Hummingbird Boulevard, Tarneit

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 \$720,000 & \$760,000

Median sale price

(*Delete house or unit as applicable)

Median price \$700,000 *House ☒ *Unit ☐ Suburb TARNEIT

Period - From Dec 2024 to June 2025 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
50 Antonio Road, Tarneit	\$745,000	18 th Feb 2025
9 Madigan Street, Tarneit	\$737,000	23 rd May 2025
10 Vermillion Road, Tarneit	\$770,000	19 th May 2025

Property data source: Corelogic.com.au. Generated on 8th July 2025.