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

236 HUMMINGBIRD BOULEVARD 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		\$965,000	&	\$1,035,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$649,500	Prop	erty type	House		Suburb	Tarneit			
Period-from	01 Jul 2024	to	30 Jun 2	025	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	
12 RALLY STREET TARNEIT VIC 3029	\$1,400,000	03-Jul-25	
21 CELOSIA WAY TARNEIT VIC 3029	\$1,105,000	27-Jun-25	
14 NAVIGATION ROAD TARNEIT VIC 3029	\$1,090,000	24-Jun-25	

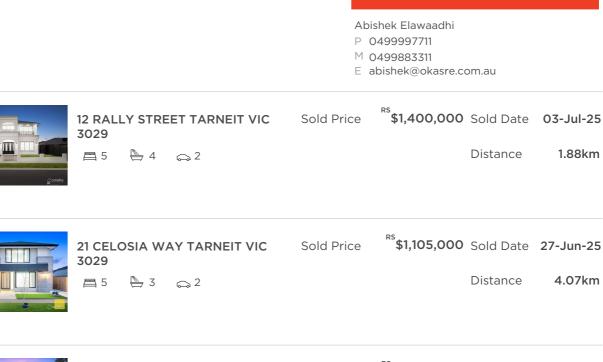
OR

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 July 2025



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RELIANCE		

14 NAVIGATION ROAD TARNEIT VIC 3029		Sold Price	^{RS} \$1,090,000	Sold Date	24-Jun-25	
	2-3	ç; 3			Distance	2.18km

RS = Recent sale UN = Undisclosed Sale

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