

## 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

9 CRILLY STREET TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$649,000

&

\$699,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 10 MOSSOP ROAD TARNEIT VIC 3029      | \$672,800 | 31-May-25 |
| 44 MADDEN BOULEVARD TARNEIT VIC 3029 | \$680,000 | 07-Apr-25 |
| 6 WARDELL STREET TARNEIT VIC 3029    | \$700,000 | 14-Apr-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



## 10 MOSSOP ROAD TARNEIT VIC 3029

Sold Price **\$672,800** Sold Date **31-May-25**

4 2 2

Distance **0.08km**



## 44 MADDEN BOULEVARD TARNEIT VIC 3029

Sold Price **\$680,000** Sold Date **07-Apr-25**

4 2 2

Distance **0.16km**



## 6 WARDELL STREET TARNEIT VIC 3029

Sold Price **\$700,000** Sold Date **14-Apr-25**

4 2 2

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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