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	Lot 3315 - Sone Lane, Tarneit, 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$ 168,000	or range between		&

Median sale price

Median price	$ 487,900	Property type	Vacant Land	Suburb	Tarneit
Period - From	1/01/2026	to	31/03/2026	Source	Oliver Hume

Comparable property sales

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
1 Lot 3505 - Nasus Entrance, Tarneit, 3029	$ 164,990	10/06/2026
2 Lot 3506 - Nasus Entrance, Tarneit, 3029	$ 164,990	4/06/2026
3 Lot 3424 - Ishtar Street, Tarneit, 3029	$ 160,000	25/05/2026

This Statement of Information was prepared on: 01 Sep 2026