Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting.**
If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units.
The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address Including suburb and postcode	Verdant Hill Estate - Doherty's Road, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 1626 – 12.50 x 30.85 (384m2)	$409,000	Or range between	$*	&	$*
Lot 1703, 1705 – 14 x 25 (350m2)	$395,000	Or range between	$*	&	$*
Lot 1713 – 8 x 28 (548m2)	$509,500	Or range between	$*	&	$*
Lot 1731 – 11.72 x 24.26 (496m2)	$491,500	Or range between	$*	&	$*
Lot 1741 – 17.80 x 16 (278m2)	$345,000	Or range between	$*	&	$*
Lot 1818 – 16 x 22.82 (363m2)	$407,000	Or range between	$*	&	$*
Lot 1819 – 16 x 34.17 (540m2)	$545,500	Or range between	$*	&	$*
Lot 1820 – 14 x 34.33 (479m2)	$493,500	Or range between	$*	&	$*
Lot 1821 – 12.50 x 34.47 (430m2)	$464,500	Or range between	$*	&	$*
Lot 1836 – 14 x 28 (352m2)	$384,500	Or range between	$*	&	$*

Lot 1837 – 13.60 x 28 (380m2)	$421,500	Or range between	$*	&	$*
Lot 1838, 1839 – 10.50 x 28 (294m2)	$367,000	Or range between	$*	&	$*
Lot 1840, 1841 – 12.50 x 28 (350m2)	$404,000	Or range between	$*	&	$*
Lot 1845, 1846, 1847, 1848 – 12.50 x 25 (312m2)	$377,000	Or range between	$*	&	$*
Lot 1849 – 15.25 x 25 (376m2)	$408,500	Or range between	$*	&	$*

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$414,950	Suburb	Tarneit		
Period - From	January 2026	March 2026	Source	Internal Research Department	

*Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of **211** properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.*

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
1703, 1705 - 14 x 25 (350m2)	Lot 132 Kinship Estate (350m2)	$404,000	February 2026
	Lot 133 Kinship Estate (350m2)	$400,000	June 2026
	Lot 1704 Verdant Hill (350m2)	$395,000	June 2026

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 1840, 1841 – 12.50 x 28 (350m2)	Lot 614 Harlow (350m2)	$404,000	May 2026
	Lot 615 Harlow (350m2)	$404,000	May 2026
	Lot 6133 Harlow (350m2)	$404,000	May 2026

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	Lot 2935 Newhaven (313m2)	$394,000	May 2026

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 1845, 1846, 1847, 1848 – 12.50 x 25 (312m2)	Lot 2938 Newhaven (313m2)	$394,000	May 2026
	Lot 2940 Newhaven (313m2)	$394,000	May 2026

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 1626 – 12.50 x 30.85 (384m2)			

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 1713 – 8 x 28 (548m2)			

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 1731 – 11.72 x 24.26 (496m2)			

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 1741 – 17.80 x 16 (278m2)			

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1818 – 16 x 22.82 (363m2)			

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1819 – 16 x 34.17 (540m2)			

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1820 – 14 x 34.33 (479m2)			

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1821 – 12.50 x 34.47 (430m2)			

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1836 – 14 x 28 (352m2)			

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1837 – 13.60 x 28 (380m2)			

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1838, 1839 – 10.50 x 28 (294m2)			

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 1849 – 15.25 x 25 (376m2)			

This Statement of Information was prepared on: July 2026