

## 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 1220 - Varia Street, Tarneit, 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 407,500 or range between &

### Median sale price

Median price \$ 349,000 Property type Vacant Land Suburb Tarneit

Period - From 1/04/2025 to 30/06/2025 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 811 - Trefoil Road, Tarneit, 3039	\$ 403,500	27/02/2025
2 Lot 1579 - Pedra Avenue, Tarneit, 3029	\$ 395,900	30/06/2025
3 Lot 1655 - Hogans Road, Tarneit, 3029	\$ 419,900	23/07/2025

This Statement of Information was prepared on: 21 Aug 2025