

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 3236 - Centurion Avenue, Tarneit, 3029

Indicative selling price

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

Single price \$ 556,900 or range between &

Median sale price

| | | | | | |
|---------------|------------|---------------|-------------|--------|-------------|
| Median price | \$ 449,900 | Property type | Vacant Land | Suburb | Tarneit |
| Period - From | 1/07/2025 | to | 30/09/2025 | Source | Oliver Hume |

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 1717 - Santoria Street, Tarneit, 3029 | \$ 556,900 | 8/06/2025 |
| 2 Lot 3228 - Road A, Tarneit, 3029 | \$ 551,900 | 15/10/2025 |
| 3 Lot 3227 - Road A, Tarneit, 3029 | \$ 550,900 | 17/10/2025 |

This Statement of Information was prepared on:

22 Oct 2025