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	3 KICHNER STREET 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)

~~Single Price~~		or range between	$510,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$658,000	Property type	House	Suburb	Tarneit
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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
7 KICHNER STREET TARNEIT VIC 3029	$555,000	28-Jul-25
4 BOOTH STREET TARNEIT VIC 3029	$570,000	28-Sep-25
34 KAREN ROAD TARNEIT VIC 3029	$552,600	20-Aug-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: 13 November 2025

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7 KICHNER STREET TARNEIT VIC 3029

3 2 1

Sold Price **$555,000** Sold Date **28-Jul-25**

Distance **0.02km**



4 BOOTH STREET TARNEIT VIC 3029

3 2 1

Sold Price **$570,000** Sold Date **28-Sep-25**

Distance **0.23km**



34 KAREN ROAD TARNEIT VIC 3029

3 2 1

Sold Price **$552,600** Sold Date **20-Aug-25**

Distance **1.15km**



87 MAKEDONIA STREET TARNEIT VIC 3029

3 2 1

Sold Price RS **$580,000** Sold Date **24-Oct-25**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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