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	71 PARADOXA DRIVE 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$375,000	Property type	Land	Suburb	Tarneit
Period-from	01 Jan 2025	to	31 Dec 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
50 VARNISH ROAD TARNEIT VIC 3029	$650,000	27-Sep-25
56 VARNISH ROAD TARNEIT VIC 3029	$825,000	08-Dec-25
21 FOLIAGE DRIVE TARNEIT VIC 3029	$677,000	13-Nov-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.~~

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Richard Falzon
P 03 9974 2499
M 0403 178 791
E richard@wyndhamre.com.au

50 VARNISH ROAD TARNEIT VIC 3029

4 2 1

Sold Price **$650,000** Sold Date **27-Sep-25**

Distance **0.05km**

56 VARNISH ROAD TARNEIT VIC 3029

4 2 2

Sold Price **$825,000** Sold Date **08-Dec-25**

Distance **0.08km**

21 FOLIAGE DRIVE TARNEIT VIC 3029

4 2 2

Sold Price **$677,000** Sold Date **13-Nov-25**

Distance **1.59km**

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

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