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	93 Nascent Drive Tarneit, 3029

Indicative selling price

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

Range between	$590,000 & $630,000

Median sale price

Median price	$661,500	Property Type	HOUSE	Suburb	TARNEIT
Period - From	01-Jan-2025	to	08-Jul-2025	Source	Ignite

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	5 Ceylon Street, Tarneit, VIC 3029	$698,000	12-Feb-2025
2	37 Arnison Road, Tarneit, VIC 3029	$692,000	24-Jun-2025
3	35 Travancore Street, Tarneit, VIC 3029	$690,000	26-Mar-2025

This statement of information was prepared on 18-Aug-2025 at 10:36:07 AM AEST