

## 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

44 STARLING AVENUE TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

4 ROSAMOND AVENUE TARNEIT VIC 3029	\$705,000	21-Jan-25
13 CHLORIS COURT TARNEIT VIC 3029	\$691,000	11-Jan-25
4 KONDALILLA DRIVE TRUGANINA VIC 3029	\$720,000	03-Dec-24

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: 05 May 2025



#### 4 ROSAMOND AVENUE TARNEIT VIC 3029

 4
  2
  2

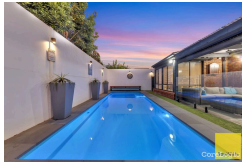
Sold Price

**\$705,000**

Sold Date

**21-Jan-25**

Distance

**0.17km**


#### 13 CHLORIS COURT TARNEIT VIC 3029

 3
  2
  3

Sold Price

**\$691,000**

Sold Date

**11-Jan-25**

Distance

**0.22km**


#### 4 KONDALILLA DRIVE TRUGANINA VIC 3029

 4
  2
  2

Sold Price

**\$720,000**

Sold Date

**03-Dec-24**

Distance

**0.39km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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