

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

8 ELOARA 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

\$665,000

&

\$710,000

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

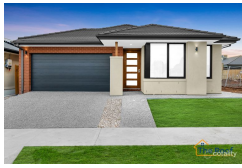
8 CONFERTA ROAD TARNEIT VIC 3029	\$735,000	21-Aug-25
85 CINNAMARA CIRCUIT TARNEIT VIC 3029	\$698,000	25-Jun-25
3 LUCERNE STREET TARNEIT VIC 3029	\$720,000	15-Jun-25

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

Abishek Elawaadhi
P 0499997711
M 0499883311
E abishek@okasre.com.au



8 CONFERTA ROAD TARNEIT VIC 3029

4 2 2

Sold Price

\$735,000

Sold Date

21-Aug-25

Distance

0.91km



85 CINNAMARA CIRCUIT TARNEIT VIC 3029

4 2 -

Sold Price

\$698,000

Sold Date

25-Jun-25

Distance

1.27km



3 LUCERNE STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$720,000

Sold Date

15-Jun-25

Distance

2.25km

RS = Recent sale

UN = Undisclosed Sale

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