

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

22 ST JAMES WOOD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,500

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2025

to

28 Feb 2026

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

25 ST MICHAEL DRIVE TARNEIT VIC 3029	\$843,000	12-Jul-25
9 DISCOVERY DRIVE TARNEIT VIC 3029	\$798,000	13-Nov-25
8 SECRET GARDEN WAY TARNEIT VIC 3029	\$750,000	31-Jan-26

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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25 ST MICHAEL DRIVE TARNEIT VIC 3029

 4  2  4

Sold Price

\$843,000

Sold Date

12-Jul-25

Distance

0.16km



9 DISCOVERY DRIVE TARNEIT VIC 3029

 4  2  2

Sold Price

\$798,000

Sold Date

13-Nov-25

Distance

0.24km



8 SECRET GARDEN WAY TARNEIT VIC 3029

 3  2  2

Sold Price

^{RS} **\$750,000**

Sold Date

31-Jan-26

Distance

0.25km

RS = Recent sale UN = Undisclosed Sale

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