

## 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

3 PHELPS STREET TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,200

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2025

to

31 Mar 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

19 WARDELL STREET TARNEIT VIC 3029	\$605,000	17-Nov-25
30 TIMBERLAND DRIVE TARNEIT VIC 3029	\$655,000	15-Jan-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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**19 WARDELL STREET TARNEIT VIC 3029** Sold Price **\$605,000** Sold Date **17-Nov-25**

4 2 1

Distance **0.14km**



**30 TIMBERLAND DRIVE TARNEIT VIC 3029** Sold Price **\$655,000** Sold Date **15-Jan-25**

4 2 1

Distance **0.21km**

RS = Recent sale      UN = Undisclosed Sale

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