

## 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

47 EAGLERIDGE PROMENADE 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

\$749,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,250

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2025

to

30 Jun 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 965 LEAKES ROAD TARNEIT VIC 3029    | \$770,000 | 22-Mar-25 |
| 38 KINGBIRD AVENUE TARNEIT VIC 3029 | \$805,000 | 30-Apr-25 |
| 32 KINGBIRD AVENUE TARNEIT VIC 3029 | \$770,000 | 12-Sep-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: 09 July 2026


**965 LEAKES ROAD TARNEIT VIC 3029**

 4
  2
  2

Sold Price

**\$770,000**

Sold Date

**22-Mar-25**

Distance

**0.13km**

**38 KINGBIRD AVENUE TARNEIT VIC 3029**

 4
  2
  2

Sold Price

**\$805,000**

Sold Date

**30-Apr-25**

Distance

**0.14km**

**32 KINGBIRD AVENUE TARNEIT VIC 3029**

 4
  2
  2

Sold Price

**\$770,000**

Sold Date

**12-Sep-25**

Distance

**0.15km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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