

## 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

28 BIRREGURRA DRIVE 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

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2025

to

30 Apr 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 8 ELOARA STREET TARNEIT VIC 3029   | \$700,000 | 16-Feb-26 |
| 21 NANKEEN WAY TARNEIT VIC 3029    | \$711,000 | 18-Apr-26 |
| 8 ASPERULA STREET TARNEIT VIC 3029 | \$763,000 | 04-Dec-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: 26 May 2026

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**8 ELOARA STREET TARNEIT VIC 3029**

4 2 2

Sold Price

**\$700,000**

Sold Date **16-Feb-26**

Distance **0.08km**



**21 NANKEEN WAY TARNEIT VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$711,000**

Sold Date **18-Apr-26**

Distance **0.43km**



**8 ASPERULA STREET TARNEIT VIC 3029**

4 2 2

Sold Price

**\$763,000**

Sold Date **04-Dec-25**

Distance **0.61km**



**21 OPULENT BOULEVARD TARNEIT VIC 3029**

4 2 2

Sold Price

**\$699,900**

Sold Date **29-Jan-26**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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