

## 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

18 ST NICHOLAS COURT 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

\$869,000

&

\$899,000

### 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

7 CATHEDRAL COURT TARNEIT VIC 3029	\$890,000	12-Nov-25
38 LOOKOUT WAY TARNEIT VIC 3029	\$920,000	23-Jul-25
2 HONEYEATER COURT TARNEIT VIC 3029	\$875,000	18-Jul-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: 30 April 2026


**7 CATHEDRAL COURT TARNEIT  
VIC 3029**
 4
  2
  2

Sold Price

**\$890,000**

Sold Date

**12-Nov-25**

Distance

**0.25km**

**38 LOOKOUT WAY TARNEIT VIC  
3029**
 4
  2
  2

Sold Price

**\$920,000**

Sold Date

**23-Jul-25**

Distance

**0.26km**

**2 HONEYEATER COURT TARNEIT  
VIC 3029**
 3
  3
  3

Sold Price

**\$875,000**

Sold Date

**18-Jul-25**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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