

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 23 Nighthawk Road, Tarneit, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$690,000 & \$720,000

Median sale price

Median price \$649,500 Property Type House Suburb Tarneit (3029)
Period - From 01/08/2024 to 31/07/2025 Source Cotality

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
11 BARATTA ROAD, TARNEIT VIC 3029	\$738,000	16/04/2025
49 KINGBIRD AVENUE, TARNEIT VIC 3029	\$758,000	06/02/2025
138 PENROSE PROMENADE, TARNEIT VIC 3029	\$747,000	11/04/2025

This Statement of Information was prepared on: 18/08/2025