STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	8 Ballantine Street, Tarneit

Indicative selling price

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

Single price		or range between	$530,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median price	$685,000	*House	X	*Unit		Suburb	TARNEIT
Period - From	Feb 2025	to	Aug 2025			Source	REIV

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
3 Islamabad Crescent, Mount Cottrell	$520,000	7th May 2025
5 Kruger Road, Tarneit	$565,000	12th Feb 2025
5 Manda Circuit, Tarneit	$550,000	6th March 2025

Property data source: Corelogic.com.au. Generated on 7th August 2025.