

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 9 Cabin Walk 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 \$560,000 & \$590,000

Median sale price

(*Delete house or unit as applicable)

Median price \$520,000 *House ☐ *Unit ☒ Suburb TARNEIT

Period - From March 2025 to Sep 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
39 Terminus Street, Tarneit	\$580,000	27 th May 2025
1 / 2 Canary Close, Truganina	\$570,000	16 th July 2025
46 Obsidian Avenue, Tarneit	\$591,000	16 th Aug 2025

Property data source: Corelogic.com.au. Generated on 17th September 2025.