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	6 Hester 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	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median price	$725,000	*House	X	*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
339 Hogans Road, Tarneit	$814,000	27th May 2025
3 Azure Drive, Tarneit	$865,000	16th Sep 2025
20 Treeside Drive, Tarneit	$840,000	25th June 2025

Property data source: Corelogic.com.au. Generated on 22nd October 2025.