

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

44 CHLORINDA ROAD TARNEIT VIC 3029

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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Mar 2025

to

28 Feb 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

2/48 EMPEROR PARADE TARNEIT VIC 3029	\$500,000	03-Aug-25
34 MALACHITE DRIVE TARNEIT VIC 3029	\$550,000	08-Sep-25
46 OBSIDIAN AVENUE TARNEIT VIC 3029	\$591,000	16-Aug-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: 02 March 2026



2/48 EMPEROR PARADE TARNEIT VIC 3029

 3  2  1

Sold Price

\$500,000

Sold Date **03-Aug-25**

Distance

0.27km


34 MALACHITE DRIVE TARNEIT VIC 3029

 3  2  1

Sold Price

\$550,000

Sold Date **08-Sep-25**

Distance

0.86km


46 OBSIDIAN AVENUE TARNEIT VIC 3029

 3  2  1

Sold Price

\$591,000

Sold Date **16-Aug-25**

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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