

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

21 HOUDINI DRIVE 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

\$635,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2025

to

31 May 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

88 HAMISH DRIVE TARNEIT VIC 3029	\$665,000	03-Jun-26
144 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029	\$680,000	04-Apr-26
16 AZIZ BOULEVARD MOUNT COTTRELL VIC 3024	\$688,000	12-May-26

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: 18 June 2026



88 HAMISH DRIVE TARNEIT VIC 3029

 4  2  2

Sold Price

^{RS} **\$665,000**

Sold Date **03-Jun-26**

Distance **1.5km**



144 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029

 4  2  2

Sold Price

\$680,000

Sold Date **04-Apr-26**

Distance **1.03km**



16 AZIZ BOULEVARD MOUNT COTTRELL VIC 3024

 4  2  2

Sold Price

\$688,000

Sold Date **12-May-26**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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