

## 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

15 COBALT STREET TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2024

to

30 Sep 2025

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 41 MEDALLION BOULEVARD TARNEIT VIC 3029  | \$785,000 | 12-Jun-25 |
| 19 RIVERSTONE PROMENADE TARNEIT VIC 3029 | \$782,000 | 23-Sep-25 |
| 93 EMPEROR PARADE TARNEIT VIC 3029       | \$760,000 | 10-Jun-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: 13 October 2025


**41 MEDALLION BOULEVARD  
TARNEIT VIC 3029**

 4
  2
  2

Sold Price **\$785,000** Sold Date **12-Jun-25**

Distance **0.88km**


**19 RIVERSTONE PROMENADE  
TARNEIT VIC 3029**

 4
  2
  2

Sold Price <sup>RS</sup> **\$782,000** Sold Date **23-Sep-25**

Distance **1.92km**


**93 EMPEROR PARADE TARNEIT  
VIC 3029**

 4
  2
  2

Sold Price **\$760,000** Sold Date **10-Jun-25**

Distance **2.13km**

RS = Recent sale

UN = Undisclosed Sale

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