

## 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

7 MURCOTT AVENUE 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2025

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 9 PERSIAN CRESCENT TARNEIT VIC 3029   | \$730,000 | 25-Jun-25 |
| 3 WILLOWLEAF STREET TARNEIT VIC 3029  | \$805,000 | 15-Dec-25 |
| 11 MYRTLELEAF STREET TARNEIT VIC 3029 | \$675,000 | 21-Sep-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: 12 August 2026



**Real Estate**

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**9 PERSIAN CRESCENT TARNEIT  
VIC 3029**

4 2 2

Sold Price

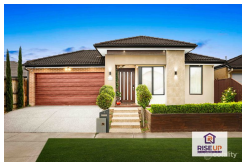
**\$730,000**

Sold Date

**25-Jun-25**

Distance

**0.07km**



**3 WILLOWLEAF STREET TARNEIT  
VIC 3029**

4 2 2

Sold Price

**\$805,000**

Sold Date

**15-Dec-25**

Distance

**0.1km**



**11 MYRTLELEAF STREET TARNEIT  
VIC 3029**

4 2 -

Sold Price

**\$675,000**

Sold Date

**21-Sep-25**

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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