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	2/18 HARMONY 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	$499,000	&	$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$455,750	Property type	Unit	Suburb	Tarneit
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
2/8 PROTEA COURT HOPPERS CROSSING VIC 3029	$530,000	30-Jan-25
1/8 WESTMILL DRIVE HOPPERS CROSSING VIC 3029	$517,000	04-Mar-25
40 KAMALA DRIVE TARNEIT VIC 3029	$525,000	20-Apr-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: 23 June 2025

CONSUMER AFFAIRS VICTORIA

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2/8 PROTEA COURT HOPPERS CROSSING VIC 3029

3 2 1

Sold Price **$530,000** Sold Date **30-Jan-25**

Distance **1.72km**



1/8 WESTMILL DRIVE HOPPERS CROSSING VIC 3029

3 2 1

Sold Price **$517,000** Sold Date **04-Mar-25**

Distance **1.75km**



40 KAMALA DRIVE TARNEIT VIC 3029

3 2 1

Sold Price **$525,000** Sold Date **20-Apr-25**

Distance **1.91km**

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

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