

## 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

16 MALACHITE DRIVE 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

\$699,000

&

\$739,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Land

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

5 MONASTERY COURT TARNEIT VIC 3029	\$708,000	02-Oct-25
9 MONASTERY COURT TARNEIT VIC 3029	\$715,500	03-Feb-26
13 MONASTERY COURT TARNEIT VIC 3029	\$748,000	23-Jan-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: 12 March 2026


**5 MONASTERY COURT TARNEIT  
VIC 3029**
 4  -  -

Sold Price

**\$708,000**

Sold Date

**02-Oct-25**

Distance

**0.03km**

**9 MONASTERY COURT TARNEIT  
VIC 3029**
 4  -  -

Sold Price

**\$715,500**

Sold Date

**03-Feb-26**

Distance

**0.05km**

**13 MONASTERY COURT TARNEIT  
VIC 3029**
 4  3  2

Sold Price

**\$748,000**

Sold Date

**23-Jan-26**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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