

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

3 BUTTERNUT WAY 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

\$849,000

&

\$899,000

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

2 MOSSIFACE DRIVE TARNEIT VIC 3029	\$885,000	11-Apr-26
9 TUITION DRIVE TARNEIT VIC 3029	\$850,000	08-Jan-26
9 CASELIN STREET TARNEIT VIC 3029	\$850,000	24-Feb-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: 15 June 2026



2 MOSSIFACE DRIVE TARNEIT VIC 3029

4 3 2

Sold Price

\$885,000

Sold Date

11-Apr-26

Distance

1.54km



9 TUIITION DRIVE TARNEIT VIC 3029

4 2 2

Sold Price

\$850,000

Sold Date

08-Jan-26

Distance

4.05km



9 CASELIN STREET TARNEIT VIC 3029

4 2 2

Sold Price

Sold Date

24-Feb-26

Distance

4.16km

RS = Recent sale

UN = Undisclosed Sale

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