

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

9 BALLANTINE STREET 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,200

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2025

to

31 Mar 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

8 AVA AVENUE TARNEIT VIC 3029	\$710,000	28-Mar-26
12 KARACHI AVENUE MOUNT COTTRELL VIC 3024	\$700,000	10-Feb-26
49 FELIX WAY TARNEIT VIC 3029	\$690,000	01-Nov-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: 21 April 2026



8 AVA AVENUE TARNEIT VIC 3029 Sold Price ^{RS} **\$710,000** Sold Date **28-Mar-26**
 Distance **0.17km**
 4 beds 2 bathrooms 2 cars



12 KARACHI AVENUE MOUNT COTTRELL VIC 3024 Sold Price **\$700,000** Sold Date **10-Feb-26**
 Distance **0.35km**
 4 beds 2 bathrooms 2 cars



49 FELIX WAY TARNEIT VIC 3029 Sold Price **\$690,000** Sold Date **01-Nov-25**
 Distance **0.46km**
 4 beds 2 bathrooms 2 cars



4 MIRIMA STREET TARNEIT VIC 3029 Sold Price **\$725,000** Sold Date **19-Dec-25**
 Distance **0.46km**
 4 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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