

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 KULIN 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

\$690,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,750

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2025

to

31 Aug 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 HIDDEN VALLEY DRIVE TARNEIT VIC 3029	\$727,000	15-Jul-26
53 BADEN POWELL DRIVE TARNEIT VIC 3029	\$715,000	28-Aug-26
121 SUNSET VIEWS BOULEVARD TARNEIT VIC 3029	\$717,000	28-Mar-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 September 2026



2 HIDDEN VALLEY DRIVE TARNEIT VIC 3029

 4  2  2

Sold Price

\$727,000

Sold Date

15-Jul-26

Distance

1.48km



53 BADEN POWELL DRIVE TARNEIT VIC 3029

 3  2  2

Sold Price

^{RS} **\$715,000**

Sold Date

28-Aug-26

Distance

0.41km



121 SUNSET VIEWS BOULEVARD TARNEIT VIC 3029

 4  2  2

Sold Price

\$717,000

Sold Date

28-Mar-26

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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