

## 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

54 RIPPLESIDE TERRACE 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

\$592,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2024

to

31 Aug 2025

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 SAMARIA STREET TARNEIT VIC 3029	\$605,000	08-Apr-25
37 WOOLYBUSH DRIVE TARNEIT VIC 3029	\$575,000	26-May-25
4 ADAVALE AMBLE TARNEIT VIC 3029	\$620,000	09-May-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: 19 September 2025


**5 SAMARIA STREET TARNEIT VIC 3029**
 3  2  2

Sold Price

**\$605,000**

Sold Date

**08-Apr-25**

Distance

**0.57km**
**37 WOOLYBUSH DRIVE TARNEIT VIC 3029**
 3  2  2

Sold Price

**\$575,000**

Sold Date

**26-May-25**

Distance

**0.72km**
**4 ADAVALE AMBLE TARNEIT VIC 3029**
 3  2  2

Sold Price

**\$620,000**

Sold Date

**09-May-25**

Distance

**0.56km**
**1 COTTONFIELD WAY TARNEIT VIC 3029**
 3  2  2

Sold Price

**\$560,000**

Sold Date

**08-Apr-25**

Distance

**1.34km**
**17 SCHERBOURG PLACE HOPPERS CROSSING VIC 3029**
 3  2  2

Sold Price

**\$575,000**

Sold Date

**13-Apr-25**

Distance

**1.31km**
**8 GLENWOOD CLOSE HOPPERS CROSSING VIC 3029**
 3  2  2

Sold Price

**\$600,000**

Sold Date

**30-Jul-25**

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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