

## 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

48 VESTIGE CIRCUIT 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

\$675,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2025

to

31 Jul 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 17 SEMBLANCE DRIVE TARNEIT VIC 3029 | \$732,500 | 27-Feb-26 |
| 137 POLLY PARADE TARNEIT VIC 3029   | \$700,000 | 23-Mar-26 |
| 88 POLLY PARADE TARNEIT VIC 3029    | \$716,000 | 15-Mar-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: 24 August 2026



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**17 SEMBLANCE DRIVE TARNEIT  
VIC 3029**

4 2 2

Sold Price **\$732,500** Sold Date **27-Feb-26**

Distance **0.26km**



**137 POLLY PARADE TARNEIT VIC  
3029**

4 2 2

Sold Price **\$700,000** Sold Date **23-Mar-26**

Distance **0.35km**



**88 POLLY PARADE TARNEIT VIC  
3029**

4 2 2

Sold Price **\$716,000** Sold Date **15-Mar-25**

Distance **0.36km**

RS = Recent sale      UN = Undisclosed Sale

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