

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47A of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 DINNER GROVE 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	\$930,000	&	\$960,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$660,000	Property type	House	Suburb	Tarneit
Period-from	30 Jun 2025	to	30 Dec 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
4 FEAST WAY TARNEIT VIC 3029	\$930,000	22-Dec-25
3 LEGION AVENUE TARNEIT VIC 3029	\$950,000	20-Aug-25
25 PADMA BOULEVARD TARNEIT VIC 3029	\$985,000	22-Aug-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: 30 December 2025