

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 DINNER GROVE TARNEIT VIC 3029

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$930,000

&

\$960,000

Median sale price

(*Deletehouseorunit 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 arethe threepropertyessoldwithintwokilometresof theproperty 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