

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 CABANDA ROAD 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

\$730,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,200

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2025

to

31 Mar 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

7 CABANDA ROAD TARNEIT VIC 3029	\$749,990	09-Jul-25
3 TAEDA ROAD TARNEIT VIC 3029	\$740,000	26-Apr-25
8 CABANDA ROAD TARNEIT VIC 3029	\$745,000	16-Oct-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: 10 April 2026


7 CABANDA ROAD TARNEIT VIC 3029

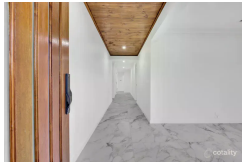
Sold Price

\$749,990

Sold Date

09-Jul-25
 4
  2
  2

Distance

0.03km

3 TAEDA ROAD TARNEIT VIC 3029

Sold Price

\$740,000

Sold Date

26-Apr-25
 4
  2
  2

Distance

0.04km

8 CABANDA ROAD TARNEIT VIC 3029

Sold Price

\$745,000

Sold Date

16-Oct-25
 4
  2
  2

Distance

0.05km

18 CABANDA ROAD TARNEIT VIC 3029

Sold Price

Sold Date

04-Jun-25
 4
  2
  2

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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