

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

3 DAMESFLY CIRCUIT 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2025

to

31 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

9 DAMESFLY CIRCUIT TARNEIT VIC 3029	\$666,000	11-Oct-24
16 ISLA STREET TARNEIT VIC 3029	\$600,000	23-Feb-25
5 LEEWARD DRIVE TARNEIT VIC 3029	\$628,000	28-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 January 2026



9 DAMESFLY CIRCUIT TARNEIT VIC 3029

 4  2  2

Sold Price **\$666,000** Sold Date **11-Oct-24**

Distance **0.02km**

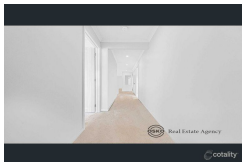


16 ISLA STREET TARNEIT VIC 3029

 4  2  2

Sold Price **\$600,000** Sold Date **23-Feb-25**

Distance **0.26km**



5 LEEWARD DRIVE TARNEIT VIC 3029

 4  2  2

Sold Price **\$628,000** Sold Date **28-May-25**

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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