

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

4 KINGBIRD AVENUE 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

\$739,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2025

to

31 Jan 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

4 BLUE JAY CRESCENT TARNEIT VIC 3029	\$765,000	11-Nov-25
32 KINGBIRD AVENUE TARNEIT VIC 3029	\$770,000	12-Sep-25
15 EAGLERIDGE PROMENADE TARNEIT VIC 3029	\$810,000	16-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: 12 February 2026



4 BLUE JAY CRESCENT TARNEIT VIC 3029

 4  2  2

Sold Price

\$765,000

Sold Date

11-Nov-25

Distance

0.17km



32 KINGBIRD AVENUE TARNEIT VIC 3029

 4  2  2

Sold Price

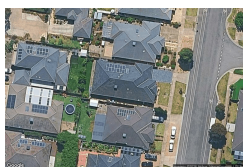
\$770,000

Sold Date

12-Sep-25

Distance

0.2km



15 EAGLERIDGE PROMENADE TARNEIT VIC 3029

 4  2  2

Sold Price

\$810,000

Sold Date

16-Aug-25

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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