

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 BANDICOOT LOOP 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

\$750,000

&

\$820,000

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

5 ARARAT STREET TARNEIT VIC 3029	\$785,000	17-Nov-25
8 GUNAWAN DRIVE TARNEIT VIC 3029	\$800,000	29-Sep-25
68 LIONSGATE CRESCENT TARNEIT VIC 3029	\$765,000	12-Dec-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: 16 February 2026



5 ARARAT STREET TARNEIT VIC 3029

Sold Price

\$785,000

Sold Date

17-Nov-25

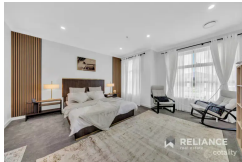
4

2

2

Distance

0.52km



8 GUNAWAN DRIVE TARNEIT VIC 3029

Sold Price

\$800,000

Sold Date

29-Sep-25

4

2

-

Distance

0.58km



68 LIONSGATE CRESCENT TARNEIT VIC 3029

Sold Price

^{RS} **\$765,000**

Sold Date

12-Dec-25

4

2

2

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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