

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

\$795,000

&

\$870,000

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

8 GUNAWAN DRIVE TARNEIT VIC 3029	\$800,000	29-Sep-25
13 BEROWA STREET TARNEIT VIC 3029	\$833,000	15-Aug-25
22 MEDALLION BOULEVARD TARNEIT VIC 3029	\$860,000	29-Nov-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



8 GUNAWAN DRIVE TARNEIT VIC 3029

Sold Price

\$800,000

Sold Date

29-Sep-25

4 2 -

Distance

0.58km



13 BEROWA STREET TARNEIT VIC 3029

Sold Price

\$833,000

Sold Date

15-Aug-25

4 2 2

Distance

0.74km



22 MEDALLION BOULEVARD TARNEIT VIC 3029

Sold Price

^{RS} **\$860,000**

Sold Date

29-Nov-25

4 3 2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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