

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

40 BABELE 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

\$1,099,000

&

\$1,199,000

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

23 SANTAROSA AVENUE TARNEIT VIC 3029	\$1,150,000	06-Feb-26
21 HESTER STREET TARNEIT VIC 3029	\$1,105,000	22-Jun-25
4 HARRINGTON AVENUE TARNEIT VIC 3029	\$1,127,000	05-Jul-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



23 SANTAROSA AVENUE TARNEIT VIC 3029

 5
  3
  2

Sold Price

^{RS}
\$1,150,000

Sold Date

06-Feb-26

Distance

1.02km


21 HESTER STREET TARNEIT VIC 3029

 4
  3
  2

Sold Price

\$1,105,000

Sold Date

22-Jun-25

Distance

0.69km


4 HARRINGTON AVENUE TARNEIT VIC 3029

 5
  5
  2

Sold Price

\$1,127,000

Sold Date

05-Jul-25

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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