

## 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

12 STRIKER WAY TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2024

to

30 Sep 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 19 CABANDA ROAD TARNEIT VIC 3029   | \$787,000 | 05-Jul-25 |
| 13 SMETHURST ROAD TARNEIT VIC 3029 | \$748,000 | 05-May-25 |
| 15 BISMARCK ROAD TARNEIT VIC 3029  | \$719,000 | 17-Jun-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: 29 October 2025

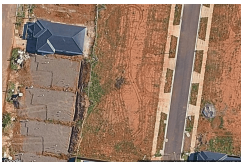


**19 CABANDA ROAD TARNEIT VIC 3029**

 4
  3
  2

Sold Price **\$787,000** Sold Date **05-Jul-25**

Distance **0.44km**



**13 SMETHURST ROAD TARNEIT VIC 3029**

 4
  3
  -

Sold Price **\$748,000** Sold Date **05-May-25**

Distance **1.2km**



**15 BISMARCK ROAD TARNEIT VIC 3029**

 4
  3
  2

Sold Price **\$719,000** Sold Date **17-Jun-25**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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