

## 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

34 CANUNDA 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

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2025

to

31 Jul 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 157 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029 | \$872,500 | 22-Mar-26 |
| 18 LAMINGTON DRIVE TARNEIT VIC 3029        | \$755,000 | 05-Mar-26 |
| 8 CUCKOO WAY TARNEIT VIC 3029              | \$785,000 | 17-Jul-26 |

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: 27 August 2026


**157 HUMMINGBIRD BOULEVARD  
TARNEIT VIC 3029**

 4
  2
  2

Sold Price

**\$872,500**

Sold Date

**22-Mar-26**

Distance

**0.08km**

**18 LAMINGTON DRIVE TARNEIT  
VIC 3029**

 4
  3
  2

Sold Price

**\$755,000**

Sold Date

**05-Mar-26**

Distance

**0.24km**

**8 CUCKOO WAY TARNEIT VIC  
3029**

 4
  3
  2

Sold Price

**\$785,000**

Sold Date

**17-Jul-26**

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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