

## 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 MOOROOKYLE AVENUE 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

\$569,000

&

\$619,000

### 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 2 ALICE WAY TARNEIT VIC 3029     | \$625,000 | 28-Jul-24 |
| 16 DYLAN STREET TARNEIT VIC 3029 | \$656,000 | 03-Aug-25 |
| 24 HAMISH DRIVE TARNEIT VIC 3029 | \$650,000 | 07-Mar-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: 28 October 2025



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**2 ALICE WAY TARNEIT VIC 3029** Sold Price **\$625,000** Sold Date **28-Jul-24**  
Distance **0km**

3 2 2



**16 DYLAN STREET TARNEIT VIC 3029** Sold Price **\$656,000** Sold Date **03-Aug-25**  
Distance **0km**

3 2 2



**24 HAMISH DRIVE TARNEIT VIC 3029** Sold Price **\$650,000** Sold Date **07-Mar-25**  
Distance **0km**

3 2 2

RS = Recent sale      UN = Undisclosed Sale

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