

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

644 HOGANS 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

\$699,000

&

\$768,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2024

to

30 Jun 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

652 HOGANS ROAD TARNEIT VIC 3029	\$737,200	16-Mar-25
18 JAGGED CIRCUIT TARNEIT VIC 3029	\$763,000	15-Feb-25
17 MAROA STREET TARNEIT VIC 3029	\$720,000	19-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: 23 July 2025



652 HOGANS ROAD TARNEIT VIC 3029

Sold Price

\$737,200

Sold Date

16-Mar-25

 4  2  2

Distance

0.05km



18 JAGGED CIRCUIT TARNEIT VIC 3029

Sold Price

\$763,000

Sold Date

15-Feb-25

 4  2  2

Distance

0.47km



17 MAROA STREET TARNEIT VIC 3029

Sold Price

^{RS} **\$720,000**

Sold Date

19-Jul-25

 4  2  2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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