

## 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

70 POLLY PARADE 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

\$910,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,250

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2026

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 799 LEAKES ROAD TARNEIT VIC 3029      | \$925,000 | 22-Jun-26 |
| 19 APPLGATE CRESCENT TARNEIT VIC 3029 | \$931,000 | 13-Jul-26 |
| 19 PERLINO BOULEVARD TARNEIT VIC 3029 | \$910,000 | 25-Feb-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 July 2026