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	80 CASSINIA CIRCUIT 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	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$671,750	Property type	House	Suburb	Tarneit
Period-from	01 Oct 2025	to	30 Sep 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
13 SANTAROSA AVENUE TARNEIT VIC 3029	$725,000	22-Sep-26
21 NANKEEN WAY TARNEIT VIC 3029	$711,000	19-Apr-26
6 MILECASTLE STREET TARNEIT VIC 3029	$700,000	11-Jun-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: 07 October 2026

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13 SANTAROSA AVENUE TARNEIT VIC 3029

4 2 2

Sold Price RS $725,000 Sold Date 22-Sep-26

Distance 0.39km



21 NANKEEN WAY TARNEIT VIC 3029

4 2 2

Sold Price $711,000 Sold Date 19-Apr-26

Distance 0.39km



6 MILECASTLE STREET TARNEIT VIC 3029

4 2 2

Sold Price $700,000 Sold Date 11-Jun-26

Distance 0.46km



33 ARARAT STREET TARNEIT VIC 3029

4 2 2

Sold Price $725,000 Sold Date 09-Apr-26

Distance 0.48km

RS = Recent sale **UN** = Undisclosed Sale

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