

## 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

899 LEAKES ROAD 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2024

to

31 Oct 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

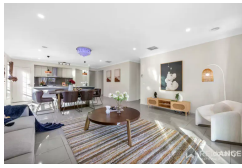
Date of sale

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 888 TARNEIT ROAD TARNEIT VIC 3029  | \$650,000 | 26-Jul-25 |
| 24 MINTARRA ROAD TARNEIT VIC 3029  | \$650,000 | 13-Oct-25 |
| 23 NIGHTHAWK ROAD TARNEIT VIC 3029 | \$627,000 | 15-Sep-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: 25 November 2025



### 888 TARNEIT ROAD TARNEIT VIC 3029

Sold Price

<sup>RS</sup>
**\$650,000**

Sold Date

**26-Jul-25**
 3

 2

 2

Distance

**0.14km**


### 24 MINTARRA ROAD TARNEIT VIC 3029

Sold Price

**\$650,000**

Sold Date

**13-Oct-25**
 4

 2

 2

Distance

**0.19km**


### 23 NIGHTHAWK ROAD TARNEIT VIC 3029

Sold Price

**\$627,000**

Sold Date

**15-Sep-25**
 4

 2

 2

Distance

**0.27km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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