

## 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

4 APPLGATE CRESCENT 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2025

to

31 May 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 17 GENEROSA GROVE TARNEIT VIC 3029   | \$1,260,000 | 09-Apr-26 |
| 33 MULHOLLAND DRIVE TARNEIT VIC 3029 | \$961,000   | 18-Apr-26 |
| 5 JOVIAL AVENUE TARNEIT VIC 3029     | \$1,080,000 | 07-Mar-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.~~

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**17 GENEROSA GROVE TARNEIT VIC 3029**

Sold Price <sup>RS</sup> **\$1,260,000** <sup>UN</sup> Sold Date **09-Apr-26**

 -  -  -

Distance **3.3km**



**33 MULHOLLAND DRIVE TARNEIT VIC 3029**

Sold Price **\$961,000** Sold Date **18-Apr-26**

 5  4  2

Distance **1.76km**



**5 JOVIAL AVENUE TARNEIT VIC 3029**

Sold Price **\$1,080,000** Sold Date **07-Mar-26**

 5  4  2

Distance **0.45km**

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

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