

## 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

56 MULHOLLAND DRIVE 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

\$685,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2025

to

30 Apr 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

5 ORMOND BOULEVARD TARNEIT VIC 3029	\$720,000	18-Apr-26
108 VOYAGER BOULEVARD TARNEIT VIC 3029	\$765,000	08-May-26
29 STUBBERFIELD ROAD TARNEIT VIC 3029	\$755,000	12-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: 28 May 2026



**5 ORMOND BOULEVARD TARNEIT  
VIC 3029**

 4  2  2

Sold Price **\$720,000** Sold Date **18-Apr-26**

Distance **2.91km**



**108 VOYAGER BOULEVARD  
TARNEIT VIC 3029**

 4  2  2

Sold Price <sup>RS</sup> **\$765,000** Sold Date **08-May-26**

Distance **1.89km**



**29 STUBBERFIELD ROAD TARNEIT  
VIC 3029**

 4  2  2

Sold Price **\$755,000** Sold Date **12-Feb-26**

Distance **2.48km**

RS = Recent sale      UN = Undisclosed Sale

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