

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

12 HANHI LANE 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2025

to

31 Jul 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

79 IMATRA LOOP TARNEIT VIC 3029	\$715,000	31-Jan-26
23 DABINETT STREET TARNEIT VIC 3029	\$650,000	23-Feb-26
10 CLEOPATRA STREET TARNEIT VIC 3029	\$700,000	05-May-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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Abishek Elawaadhi
P 0499997711
M 0499883311
E abishek@okasre.com.au



79 IMATRA LOOP TARNEIT VIC 3029

Sold Price **\$715,000** Sold Date **31-Jan-26**

 4  2  2

Distance **0.04km**



23 DABINETT STREET TARNEIT VIC 3029

Sold Price **\$650,000** Sold Date **23-Feb-26**

 4  -  -

Distance **0.16km**



10 CLEOPATRA STREET TARNEIT VIC 3029

Sold Price **\$700,000** Sold Date **05-May-26**

 4  2  2

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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