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 KELEBEK ROAD 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	$520,000	&	$547,000

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
2 KELEBEK ROAD TARNEIT VIC 3029	$610,000	31-Jul-26
12 KELEBEK ROAD TARNEIT VIC 3029	$600,000	20-Jun-26
3 ACKERMAN AVENUE TARNEIT VIC 3029	$505,000	08-Sep-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: 01 October 2026

Abishek Elawaadhi
P 0499997711
M 0499883311
E abishek@okasre.com.au

2 KELEBEK ROAD TARNEIT VIC 3029

3 2 2

Sold Price **$610,000** Sold Date **31-Jul-26**

Distance **0.01km**

12 KELEBEK ROAD TARNEIT VIC 3029

4 2 2

Sold Price **$600,000** Sold Date **20-Jun-26**

Distance **0.05km**

3 ACKERMAN AVENUE TARNEIT VIC 3029

3 2 1

Sold Price RS **$505,000** Sold Date **08-Sep-26**

Distance **1.86km**

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

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