

## 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	15 GOWAR ROAD TARNEIT VIC 3029
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### 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	\$610,000	&	\$640,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$661,000	Property type	House	Suburb	Tarneit
Period-from	01 Jan 2025	to	31 Dec 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
7 BUKOVO STREET TARNEIT VIC 3029	\$613,200	16-Apr-25
71 MAKEDONIA STREET TARNEIT VIC 3029	\$638,000	28-Apr-25
57 HALLINAN STREET TARNEIT VIC 3029	\$605,000	30-Jan-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: 12 January 2026

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**7 BUKOVO STREET TARNEIT VIC 3029**

4 2 1

Sold Price

**\$613,200** Sold Date 16-Apr-25

Distance 0.11km



**71 MAKEDONIA STREET TARNEIT VIC 3029**

- - 1

Sold Price

**\$638,000** Sold Date 28-Apr-25

Distance 0.23km



**57 HALLINAN STREET TARNEIT VIC 3029**

4 2 1

Sold Price

**\$605,000** Sold Date 30-Jan-25

Distance 0.24km

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

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