

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

1148 Dohertys Road, Tarneit Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$490,000

Median sale price

Median price

\$502,500

Property Type

Townhouse

Suburb

Tarneit

Period - From

03/08/2025

to

02/08/2026

Source

Property Data

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 six 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
1	46 Riland Blvd TARNEIT 3029	\$520,000	18/03/2026
2	6 Espalier Rd TARNEIT 3029	\$530,000	12/03/2026
3	8 Espalier Rd TARNEIT 3029	\$490,000	03/02/2026

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 six months.~~

This Statement of Information was prepared on:

03/08/2026 09:38

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Indicative Selling Price

\$490,000

Median Townhouse Price

03/08/2025 - 02/08/2026: \$502,500



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



46 Riland Blvd TARNEIT 3029 (REI/VG)

Agent Comments

3 2 1

Price: \$520,000

Method: Private Sale

Date: 18/03/2026

Property Type: House

Land Size: 283 sqm approx

6 Espalier Rd TARNEIT 3029 (VG)

Agent Comments

3 - -

Price: \$530,000

Method: Sale

Date: 12/03/2026

Property Type: House (Res)

Land Size: 102 sqm approx

8 Espalier Rd TARNEIT 3029 (VG)

Agent Comments

3 - -

Price: \$490,000

Method: Sale

Date: 03/02/2026

Property Type: House (Res)

Land Size: 85 sqm approx

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