

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 BOBBY DRIVE 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2025

to

31 Jan 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

53 LAFLIN AVENUE TARNEIT VIC 3029	\$630,000	11-Nov-25
8 BOSTOCK DRIVE TARNEIT VIC 3029	\$615,000	28-Oct-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: 13 February 2026



53 LAFLIN AVENUE TARNEIT VIC 3029

Sold Price

\$630,000

Sold Date

11-Nov-25

 3

 2

 2

Distance

0.16km



8 BOSTOCK DRIVE TARNEIT VIC 3029

Sold Price

\$615,000

Sold Date

28-Oct-25

 3

 2

 2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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