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<br>Including suburb and postcode | 5 MINTARRA 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 | $780,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $671,750 | Property type | House | Suburb | Tarneit |
| Period-from | 01 Sep 2025 | to | 31 Aug 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 |
|---|---|---|
| 117 PENROSE PROMENADE TARNEIT VIC 3029 | - | 14-Aug-26 |
| 25 SOLITAIRE WAY TARNEIT VIC 3029 | $760,000 | 11-Apr-26 |
| 58 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029 | $850,000 | 15-Jun-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: 21 September 2026

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**117 PENROSE PROMENADE TARNEIT VIC 3029**

4 2 2

Sold Price RS - Sold Date **14-Aug-26**

Distance **0.06km**

**25 SOLITAIRE WAY TARNEIT VIC 3029**

4 2 2

Sold Price **$760,000** Sold Date **11-Apr-26**

Distance **0.72km**

**58 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029**

4 2 2

Sold Price **$850,000** Sold Date **15-Jun-26**

Distance **0.79km**

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

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