

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: **23 CUTTLEFISH CIRCUIT TARNEIT VIC 3029**

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price:  or range between  &

**Median sale price**

(\*Delete house or unit as applicable)

Median Price:  Property type:  Suburb:   
 Period-from:  to  Source:

**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
39 CUTTLEFISH CIRCUIT TARNEIT VIC 3029	\$775,000	28-Feb-26
386 BETHANY ROAD TARNEIT VIC 3029	\$720,000	02-Jun-26
5 HILLCREST PARADE TARNEIT VIC 3029	\$720,000	13-May-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: 12 June 2026

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Single Price: [ ] or range between \$719,000 & \$759,000

Median sale price

(\*Delete house or unit as applicable)

Median Price: \$670,000 Property type: House Suburb: Tarneit  
 Period-from: 01 Jun 2025 to 31 May 2026 Source: Cotality

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