

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 KUBAH STREET 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

\$685,000

&

\$725,000

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

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

5 ORMOND BOULEVARD TARNEIT VIC 3029	\$720,000	18-Apr-26
22 WONDROUS BOULEVARD TARNEIT VIC 3029	\$689,000	14-Mar-26
8 LACEBARK WAY TARNEIT VIC 3029	\$677,000	30-Apr-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: 24 June 2026



5 ORMOND BOULEVARD TARNEIT VIC 3029

4 2 2

Sold Price

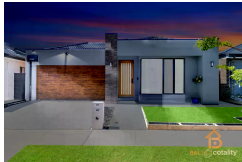
\$720,000

Sold Date

18-Apr-26

Distance

0.44km



22 WONDROUS BOULEVARD TARNEIT VIC 3029

4 2 2

Sold Price

\$689,000

Sold Date

14-Mar-26

Distance

0.44km



8 LACEBARK WAY TARNEIT VIC 3029

4 2 2

Sold Price

\$677,000

Sold Date

30-Apr-26

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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