

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

5 KOMODO 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

\$739,000

&

\$769,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,200

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2025

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 78 CLIFTON CIRCUIT TARNEIT VIC 3029 | \$767,000 | 19-Dec-25 |
| 68 LIONSGATE CRESCENT TARNEIT VIC 3029 | \$765,000 | 12-Dec-25 |
| 15 COBALT STREET TARNEIT VIC 3029 | \$748,000 | 19-Nov-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: 07 April 2026



78 CLIFTON CIRCUIT TARNEIT VIC 3029

4 3 2

Sold Price

\$767,000

Sold Date

19-Dec-25

Distance

0.65km



68 LIONSGATE CRESCENT TARNEIT VIC 3029

4 2 2

Sold Price

\$765,000

Sold Date

12-Dec-25

Distance

1.62km



15 COBALT STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$748,000

Sold Date

19-Nov-25

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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