

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

7 CUBAN 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

or range
between

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Other

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

9 DUNPHY STREET TARNEIT VIC 3029	\$675,000	08-May-26
26 LIVESTOCK STREET TARNEIT VIC 3029	\$675,000	30-Apr-26
36 DUNPHY STREET TARNEIT VIC 3029	\$700,000	16-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



9 DUNPHY STREET TARNEIT VIC 3029 Sold Price **\$675,000** Sold Date **08-May-26**
Distance **0.45km**
4 2 2



26 LIVESTOCK STREET TARNEIT VIC 3029 Sold Price Sold Date **30-Apr-26**
Distance **0.51km**
4 2 2



36 DUNPHY STREET TARNEIT VIC 3029 Sold Price **\$700,000** Sold Date **16-Apr-26**
Distance **0.62km**
4 2 2

RS = Recent sale UN = Undisclosed Sale

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