

## 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 CAPRICORNUS CRESCENT TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2024

to

31 Jul 2025

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

6 FIRELIGHT DRIVE TARNEIT VIC 3029	\$740,000	13-Jun-25
9 GRAYMORE STREET TARNEIT VIC 3029	\$745,000	06-Aug-25
854 TARNEIT ROAD TARNEIT VIC 3029	\$740,000	06-Jun-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: 29 August 2025



## 6 FIRELIGHT DRIVE TARNEIT VIC 3029

4 2 2

Sold Price

**\$740,000**

Sold Date

**13-Jun-25**

Distance

**0.25km**



## 9 GRAYMORE STREET TARNEIT VIC 3029

4 2 2

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date

**06-Aug-25**

Distance

**0.58km**



## 854 TARNEIT ROAD TARNEIT VIC 3029

4 2 2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**06-Jun-25**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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