

## 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	671 HOGANS ROAD TARNEIT VIC 3029
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### Indicative selling price

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

Single Price	\$430,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$661,000	Property type	Other	Suburb	Tarneit
Period-from	01 Jan 2025	to	31 Dec 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
28 BARCELONA WAY TARNEIT VIC 3029	\$479,900	09-Oct-25
20 LOPERA DRIVE TARNEIT VIC 3029	\$446,900	16-Nov-25
712 HOGANS ROAD TARNEIT VIC 3029	-	15-Oct-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 January 2026



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28 BARCELONA WAY TARNEIT VIC Sold Price  
3029



\$479,900 Sold Date 09-Oct-25

Distance

0km



20 LOPERA DRIVE TARNEIT VIC  
3029



Sold Price

\$446,900 Sold Date 16-Nov-25

Distance

0km



712 HOGANS ROAD TARNEIT VIC  
3029



Sold Price

RS - Sold Date 15-Oct-25

Distance

0.03km



RS = Recent sale

UN = Undisclosed Sale

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