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	13 RUBIDA 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	$660,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$661,000	Property type	House	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
20 EASTCOTT STREET TARNEIT VIC 3029	$660,000	17-Dec-25
6 TALISKER STREET TARNEIT VIC 3029	$660,000	25-Oct-25
9 TALISKER STREET TARNEIT VIC 3029	$665,000	28-Dec-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: 19 January 2026

Leon Lee
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20 EASTCOTT STREET TARNEIT VIC 3029

4 2 2

Sold Price RS $660,000 Sold Date 17-Dec-25

Distance 0km



6 TALISKER STREET TARNEIT VIC 3029

4 2 2

Sold Price $660,000 Sold Date 25-Oct-25

Distance 0km



9 TALISKER STREET TARNEIT VIC 3029

4 2 2

Sold Price RS $665,000 Sold Date 28-Dec-25

Distance 0km



12 AVA AVENUE TARNEIT VIC 3029

4 2 2

Sold Price $676,000 Sold Date 22-Nov-25

Distance 0.44km



21 ISABELLA WAY TARNEIT VIC 3029

4 2 2

Sold Price $668,000 Sold Date 27-Oct-25

Distance 0.89km



22 ISABELLA WAY TARNEIT VIC 3029

4 2 2

Sold Price $670,000 Sold Date 27-Oct-25

Distance 0.89km

RS = Recent sale **UN** = Undisclosed Sale

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85 ISABELLA WAY TARNEIT VIC 3029

4 2 2

Sold Price RS **$660,000** Sold Date **12-Dec-25**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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