

## 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

18 RUMBEE CRESCENT TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 14 RUMBEE CRESCENT TARNEIT VIC 3029  | \$615,000 | 02-Jun-25 |
| 78 LUCANIA CRESCENT TARNEIT VIC 3029 | \$650,000 | 18-Feb-25 |
| 76 LUCANIA CRESCENT TARNEIT VIC 3029 | \$660,000 | 17-Mar-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: 28 April 2026

**14 RUMBEE CRESCENT TARNEIT  
VIC 3029**

4 2 2

Sold Price

**\$615,000**

Sold Date

**02-Jun-25**

Distance

**0.02km****78 LUCANIA CRESCENT TARNEIT  
VIC 3029**

4 2 1

Sold Price

**\$650,000**

Sold Date

**18-Feb-25**

Distance

**0.03km****76 LUCANIA CRESCENT TARNEIT  
VIC 3029**

4 2 2

Sold Price

**\$660,000**

Sold Date

**17-Mar-25**

Distance

**0.03km**

RS = Recent sale

UN = Undisclosed Sale

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