

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 16 Pisces Crescent, Truganina

### 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 \$540,000 & \$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$694,000 \*House ☒ \*Unit ☐ Suburb TRUGANINA  
Period - From Nov 2024 to April 2025 Source CORE LOGIC

### Comparable property sales

A*	12 Leafton Street, Truganina	\$555,000	Sold 7 <sup>th</sup> Feb 2025
	2 Ajax Street, Truganina	\$575,000	Sold 14 <sup>th</sup> Jan 2025
	8 University Road, Truganina	\$585,000	Sold 8 <sup>th</sup> Jan 2025

Property data source: Corelogic.com.au. Generated on 9<sup>th</sup> April 2025