

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

1/28 ORLANDO DRIVE TRUGANINA 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Truganina

Period-from

01 Dec 2024

to

30 Nov 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

1/13 STABLE DRIVE TRUGANINA VIC 3029	\$550,000	26-Aug-25
1/3 YALE COURT TRUGANINA VIC 3029	\$560,000	23-Sep-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 December 2025

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**1/13 STABLE DRIVE TRUGANINA
VIC 3029**

 3  2  1

Sold Price

\$550,000

Sold Date **26-Aug-25**

Distance

0.42km



**1/3 YALE COURT TRUGANINA VIC
3029**

 3  2  1

Sold Price

\$560,000

Sold Date **23-Sep-25**

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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