

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

1/4 YALE COURT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Truganina

Period-from

01 Nov 2024

to

31 Oct 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

1/7 ASSUMPTION CLOSE TRUGANINA VIC 3029	\$542,000	29-Mar-25
21B WESTMEADOWS LANE TRUGANINA VIC 3029	\$530,000	06-Aug-25
2/9 STARFLOWER WAY TRUGANINA VIC 3029	\$550,000	21-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: 05 November 2025



1/7 ASSUMPTION CLOSE
TRUGANINA VIC 3029

3 2 1

Sold Price \$542,000 Sold Date 29-Mar-25

Distance 0.15km

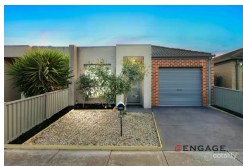


21B WESTMEADOWS LANE
TRUGANINA VIC 3029

3 2 1

Sold Price \$530,000 Sold Date 06-Aug-25

Distance 0.25km



2/9 STARFLOWER WAY
TRUGANINA VIC 3029

3 2 1

Sold Price \$550,000 Sold Date 21-Sep-25

Distance 0.68km

RS = Recent sale UN = Undisclosed Sale

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