

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

1/7 HARNESS 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Truganina

Period-from

01 Oct 2024

to

30 Sep 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

2/9 STARFLOWER WAY TRUGANINA VIC 3029	\$550,000	25-Sep-25
21B WESTMEADOWS LANE TRUGANINA VIC 3029	\$530,000	06-Aug-25
1/4 STARFLOWER WAY TRUGANINA VIC 3029	\$530,000	06-Aug-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: 29 October 2025


**2/9 STARFLOWER WAY
TRUGANINA VIC 3029**
 3  2  1

 Sold Price ^{RS} **\$550,000** Sold Date **25-Sep-25**

 Distance **0.46km**

**21B WESTMEADOWS LANE
TRUGANINA VIC 3029**
 3  2  1

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

 Distance **0.76km**

**1/4 STARFLOWER WAY
TRUGANINA VIC 3029**
 3  2  1

 Sold Price Sold Date **06-Aug-25**

 Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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