

## 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

11 BOSSINI STREET TRUGANINA 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

\$635,000

&

\$698,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Truganina

Period-from

01 Feb 2025

to

31 Jan 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

9 ZIMMERMAN STREET TRUGANINA VIC 3029	\$650,000	05-Nov-25
7 CHOPIN ROAD TRUGANINA VIC 3029	\$715,000	12-Nov-25
37 DURELL ROAD TRUGANINA VIC 3029	\$710,000	17-Jan-26

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: 27 February 2026


**9 ZIMMERMAN STREET  
TRUGANINA VIC 3029**
 4  2  2

 Sold Price **\$650,000** Sold Date **05-Nov-25**

 Distance **0.27km**

**7 CHOPIN ROAD TRUGANINA VIC  
3029**
 4  2  2

 Sold Price **\$715,000** Sold Date **12-Nov-25**

 Distance **0.29km**

**37 DURELL ROAD TRUGANINA VIC  
3029**
 4  3  2

 Sold Price **\$710,000** Sold Date **17-Jan-26**

 Distance **0.47km**

**39 RHONDA CRESCENT  
TRUGANINA VIC 3029**
 4  2  2

 Sold Price Sold Date **13-Aug-25**

 Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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