

## 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

18 GALACTIC WAY TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Truganina

Period-from

01 Aug 2024

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4 COMET AVENUE TRUGANINA VIC 3029     | \$665,000 | 02-Aug-25 |
| 7 GLENFERN CIRCUIT TRUGANINA VIC 3029 | \$745,000 | 26-Jun-25 |
| 11 ELMHURST ROAD TRUGANINA VIC 3029   | \$735,000 | 07-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: 27 August 2025



**4 COMET AVENUE TRUGANINA  
VIC 3029**

 3  2  2

Sold Price

<sup>RS</sup>

**\$665,000**

Sold Date **02-Aug-25**

Distance

**0.3km**



**7 GLENFERN CIRCUIT TRUGANINA  
VIC 3029**

 4  2  2

Sold Price

**\$745,000**

Sold Date **26-Jun-25**

Distance

**0.71km**



**11 ELMHURST ROAD TRUGANINA  
VIC 3029**

 4  2  2

Sold Price

<sup>RS</sup>

**\$735,000**

Sold Date **07-Aug-25**

Distance

**0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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