

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2 CIRCUIT 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 \$540,000 & \$570,000

Median sale price

(*Delete house or unit as applicable)

Median price \$650,000 *House x *Unit Suburb TRUGANINA
Period - From 01 May 2024 to 30 April 2025 Source Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 16 MOUSSA COURT, TRUGANINA VIC 3029	\$555,000	23-May- 25
2. 14 MISTY MEADOW GROVE, TRUGANINA VIC 3029	\$550,000	27 –March - 25
3. 42 BRIGALOW DRIVE, TRUGANINA VIC 3029	\$605,000	11 –March - 25

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 six months.

Property data source: Corelogic.com.au. Generated on 18/06/2025.