

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 255 SAYERS ROAD 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 \$750,000 & \$820,000

Median sale price

(*Delete house or unit as applicable)

Median price \$665,000 *House ☒ *Unit ☐ Suburb Truganina
Period - From 31 Mar 2025 to 30 Sep 2025 Source Cotality

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
20 RONALD ROAD TRUGANINA VIC 3029	\$755,000	28-Jul-25
36 DISTINCTION CRESCENT TRUGANINA VIC 3029	\$765,000	28-Apr-25
62 DOUBELL BOULEVARD TRUGANINA VIC 3029	\$787,000	02-Jun-25

Property data source: Corelogic.com.au. Generated on 13th October 2025.