

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 p	rice						
For the meaning of this p	rice see consumer.v	ic.gov.au/underquoti	ng (*Delete single pr	ice 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 X *U	nit Subu	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.