

## STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

## Sections 47AF of the Estate Agents Act 1980

			Occilons 47Ai	or the Estat	c Agents Act 100
Property offered fo	r sale				
Address					
Including suburb and postcode		Truganina			
Indicative selling p	rice				
For the meaning of this p	rice see consumer.vic	c.gov.au/underquoti	ng (*Delete single pr	ice or range as	applicable)
Single price		or range between	\$630,000	&	\$680,000
Median sale price					
(*Delete house or unit as	applicable)				
Median price	\$575,000	*House *Un	it X Subu	Irb TRUGANII	NA
Period - From	May 2025 to N	lov 2025	Source REIV		
Comparable proper	rty 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
154 Marquands Road, Truganina	\$630,000	30 <sup>th</sup> June 2025
12 Altis Street, Truganina	\$678,000	9 <sup>th</sup> Sep 2025
4 Pisces Crescent, Truganina	\$605,000	5 <sup>th</sup> July 2025

Property data source: Corelogic.com.au. Generated on 26th November 2025.