

## 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

32 PISCES CRESCENT 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

\$699,000

&

\$769,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

11 CANVAS STREET TRUGANINA VIC 3029	\$767,000	18-Feb-24
6 KARAS STREET TRUGANINA VIC 3029	\$758,000	22-Apr-24

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: 24 June 2025



**11 CANVAS STREET TRUGANINA  
VIC 3029**

Sold Price **\$767,000** Sold Date **18-Feb-24**

4 2 2

Distance **0.92km**



**6 KARAS STREET TRUGANINA VIC  
3029**

Sold Price **\$758,000** Sold Date **22-Apr-24**

2 2 2

Distance **0.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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