

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

4 DORSET GROVE 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

\$799,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

8 ALLAN COURT TRUGANINA VIC 3029	\$820,000	19-Sep-25
24 FENTON COURT TRUGANINA VIC 3029	\$850,000	17-Sep-25
11 KINSHIP WAY TRUGANINA VIC 3029	\$805,000	24-Oct-25

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: 21 January 2026


8 ALLAN COURT TRUGANINA VIC 3029
 4  2  2

Sold Price

\$820,000

Sold Date

19-Sep-25

Distance

2.02km

24 FENTON COURT TRUGANINA VIC 3029
 4  2  2

Sold Price

\$850,000

Sold Date

17-Sep-25

Distance

2.28km

11 KINSHIP WAY TRUGANINA VIC 3029
 4  2  2

Sold Price

\$805,000

Sold Date

24-Oct-25

Distance

2.28km

RS = Recent sale

UN = Undisclosed Sale

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