

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

5 VENTON STREET 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2024

to

31 Aug 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

24 HAYSTACK DRIVE TRUGANINA VIC 3029	\$615,000	26-Jul-25
18 SCORPIO CRESCENT TRUGANINA VIC 3029	\$617,000	15-Mar-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: 12 September 2025


**24 HAYSTACK DRIVE TRUGANINA
VIC 3029**

 4
  2
  1

Sold Price

\$615,000

Sold Date

26-Jul-25

Distance

0.75km

**18 SCORPIO CRESCENT
TRUGANINA VIC 3029**

 3
  2
  1

Sold Price

\$617,000

Sold Date

15-Mar-25

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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