

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

6 GLENFERN CIRCUIT 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

\$740,000

&

\$780,000

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

7 GLENFERN CIRCUIT TRUGANINA VIC 3029	\$745,000	26-Jun-25
10 THORNGROVE STREET TRUGANINA VIC 3029	\$778,500	13-Jul-25
43 PERENNIAL DRIVE TRUGANINA VIC 3029	\$776,000	01-Sep-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: 16 September 2025



7 GLENFERN CIRCUIT TRUGANINA VIC 3029 Sold Price **\$745,000** Sold Date **26-Jun-25**
Distance **0.05km**

4 2 2



10 THORNGROVE STREET TRUGANINA VIC 3029 Sold Price **\$778,500** Sold Date **13-Jul-25**
Distance **0.49km**

4 2 2



43 PERENNIAL DRIVE TRUGANINA VIC 3029 Sold Price ^{RS} **\$776,000** Sold Date **01-Sep-25**
Distance **0.7km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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