

## 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 SPITERI PLACE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$930,000

&

\$990,000

### 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 FORD COURT TRUGANINA VIC 3029               | \$920,000   | 07-Jul-25 |
| 4 MOORHEN BOULEVARD WILLIAMS LANDING VIC 3027 | \$990,000   | 14-Apr-25 |
| 13 WAGTAIL COURT WILLIAMS LANDING VIC 3027    | \$1,050,000 | 31-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: 15 September 2025



### 7 FORD COURT TRUGANINA VIC 3029

 4
  2
  2

Sold Price

<sup>RS</sup>

**\$920,000**

Sold Date

**07-Jul-25**

Distance

**0.54km**



### 4 MOORHEN BOULEVARD WILLIAMS LANDING VIC 3027

 4
  3
  2

Sold Price

**\$990,000**

Sold Date

**14-Apr-25**

Distance

**0.78km**



### 13 WAGTAIL COURT WILLIAMS LANDING VIC 3027

 5
  2
  2

Sold Price

**\$1,050,000**

Sold Date

**31-Mar-25**

Distance

**0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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