

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

7 TATUM 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

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Other

Suburb

Truganina

Period-from

01 Jun 2025

to

31 May 2026

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 CORIANDER STREET TRUGANINA VIC 3029	\$443,000	03-Dec-25
10 PARSONAGE CRESCENT TRUGANINA VIC 3029	\$430,000	25-Sep-25
59 BOTANICAL DRIVE TRUGANINA VIC 3029	\$428,000	20-Mar-26

OR

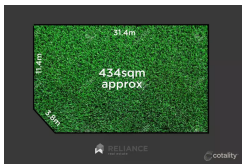
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 June 2026


**7 CORIANDER STREET
TRUGANINA VIC 3029**
 -  -  -

Sold Price \$443,000 Sold Date 03-Dec-25
Distance 0.64km

**10 PARSONAGE CRESCENT
TRUGANINA VIC 3029**
 -  -  -

Sold Price \$430,000 Sold Date 25-Sep-25
Distance 0.45km

**59 BOTANICAL DRIVE TRUGANINA
VIC 3029**
 3  -  2

Sold Price \$428,000 Sold Date 20-Mar-26
Distance 1.34km
RS = Recent sale

UN = Undisclosed Sale

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