

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

8 CINEL COURT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,500

Property type

House

Suburb

Truganina

Period-from

01 Nov 2024

to

31 Oct 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

4 SISSINGHURST STREET TRUGANINA VIC 3029	\$1,150,000	25-Jan-25
230A SAYERS ROAD TRUGANINA VIC 3029	\$1,185,000	17-Apr-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: 27 November 2025


**4 SISSINGHURST STREET
TRUGANINA VIC 3029**

 4
  4
  2

Sold Price **\$1,150,000** Sold Date **25-Jan-25**

Distance **0.84km**


**230A SAYERS ROAD TRUGANINA
VIC 3029**

 5
  5
  2

Sold Price **\$1,185,000** Sold Date **17-Apr-25**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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