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

80 ALISON 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	\$765,000	&	\$825,000
Single Price	between	\$765,000	Č.	φο25,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$662,000	Prop	erty type		House	Suburb	Truganina
Period-from	01 Sep 2024	to	31 Aug 2	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
22 BOSWELL PLACE TRUGANINA VIC 3029	\$800,000	17-Mar-25
127 FORSYTH ROAD TRUGANINA VIC 3029	\$770,000	02-Aug-25
6 ROSEBERRY MEWS TRUGANINA VIC 3029	\$795,000	22-Feb-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: 24 September 2025





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22 BOSWELL PLACE TRUGANINA Sold Price VIC 3029

\$800,000 Sold Date **17-Mar-25**

Distance 0.22km



127 FORSYTH ROAD TRUGANINA VIC 3029

aa2

Sold Price

**\$770,000 UN Sold Date 02-Aug-25

Distance 0.44km



6 ROSEBERRY MEWS TRUGANINA Sold Price VIC 3029

\$795,000 Sold Date 22-Feb-25

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Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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