

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

9 MONTMARTE DRIVE 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

\$665,000

&

\$685,000

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

25 HAYSTACK DRIVE TRUGANINA VIC 3029

\$676,000

16-Jun-25

10 PORTLAND AVENUE TRUGANINA VIC 3029

\$690,000

09-Aug-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 November 2025


**25 HAYSTACK DRIVE TRUGANINA
VIC 3029**

Sold Price

\$676,000

Sold Date

16-Jun-25


4



2



2

Distance

1.88km

**10 PORTLAND AVENUE
TRUGANINA VIC 3029**

Sold Price

\$690,000

Sold Date

09-Aug-25


4



2



2

Distance

1.95km
RS = Recent sale

UN = Undisclosed Sale

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