

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

22 TURSULI 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	\$589,250	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$675,000	Property type	House	Suburb	Truganina
Period-from	01 Jan 2025	to	31 Dec 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
16 WALCHO STREET TRUGANINA VIC 3029	\$648,900	05-May-25
74 HIGHLINE BOULEVARD TRUGANINA VIC 3029	\$630,000	20-Dec-24
11 MONTARE ROAD TRUGANINA VIC 3029	\$608,250	26-Nov-24

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.

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**16 WALCHO STREET TRUGANINA
VIC 3029**

3 2 2

Sold Price

\$648,900 Sold Date **05-May-25**

Distance **0.15km**



**74 HIGHLINE BOULEVARD
TRUGANINA VIC 3029**

4 2 2

Sold Price

\$630,000 Sold Date **20-Dec-24**

Distance **0.33km**



**11 MONTARE ROAD TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$608,250 Sold Date **26-Nov-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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