

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 CLAYFIELD BOULEVARD 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

\$870,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

House

Suburb

Truganina

Period-from

01 Apr 2025

to

31 Mar 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

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 6 CLAYFIELD BOULEVARD TRUGANINA VIC 3029 | \$930,000 | 28-Jan-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: 14 April 2026

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**6 CLAYFIELD BOULEVARD
TRUGANINA VIC 3029**

5 3 2

Sold Price **\$930,000** Sold Date **28-Jan-26**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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