

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

2/7 ORLANDO 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,500

Property type

Unit

Suburb

Truganina

Period-from

01 Jul 2025

to

30 Jun 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

2/1 MEMPHIS DRIVE TRUGANINA VIC 3029	\$510,000	22-May-26
21B WESTMEADOWS LANE TRUGANINA VIC 3029	\$530,000	06-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.

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2/1 MEMPHIS DRIVE TRUGANINA VIC 3029

 3  2  1

Sold Price **\$510,000** Sold Date **22-May-26**

Distance **0.09km**



21B WESTMEADOWS LANE TRUGANINA VIC 3029

 3  2  1

Sold Price **\$530,000** Sold Date **06-Aug-25**

Distance **0.13km**

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

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