

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 COLACHI ROAD 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2025

to

28 Feb 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

20 BAKANNOVI DRIVE TRUGANINA VIC 3029	\$642,000	16-Feb-26
71 ARARAT STREET TRUGANINA VIC 3029	\$630,000	16-Dec-25
104 KIRKPATRICK BOULEVARD TRUGANINA VIC 3029	\$674,500	09-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.~~

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**20 BAKANNOVI DRIVE TRUGANINA
VIC 3029**

4 2 2

Sold Price

^{RS}

\$642,000

Sold Date

16-Feb-26

Distance

0.35km



**71 ARARAT STREET TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$630,000

Sold Date

16-Dec-25

Distance

0.87km



**104 KIRKPATRICK BOULEVARD
TRUGANINA VIC 3029**

4 2 2

Sold Price

\$674,500

Sold Date

09-Jan-26

Distance

1.2km



**2 CARLA MEWS TRUGANINA VIC
3029**

4 2 2

Sold Price

\$640,000

Sold Date

24-Oct-25

Distance

1.37km



**200 CLARA AVENUE TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$672,000

Sold Date

23-Oct-25

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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