

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

31 SAMA PROMENADE 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

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

7 CAMINI GROVE TRUGANINA VIC 3029	\$680,000	16-Aug-25
12 LAHAR ROAD TRUGANINA VIC 3029	\$686,000	01-May-25
10 DOLOMITES DRIVE TRUGANINA VIC 3029	\$685,000	30-Jul-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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Preet Rathore

M 0433146387

E preet.rathore@sahararealestate.com.au



7 CAMINI GROVE TRUGANINA VIC 3029

Sold Price

\$680,000

Sold Date

16-Aug-25

 4  2  2

Distance

0.61km



12 LAHAR ROAD TRUGANINA VIC 3029

Sold Price

\$686,000

Sold Date

01-May-25

 4  2  2

Distance

0.79km



10 DOLOMITES DRIVE TRUGANINA VIC 3029

Sold Price

\$685,000

Sold Date

30-Jul-25

 4  2  2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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