

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 LUCANIA CRESCENT TARNEIT 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2025

to

31 Jan 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

13 NEVIS PLACE TRUGANINA VIC 3029	\$855,000	17-Oct-25
11 NEVIS PLACE TRUGANINA VIC 3029	\$830,000	01-May-25
5 HELVETICA STREET TRUGANINA VIC 3029	\$1,038,400	22-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.~~

This Statement of Information was prepared on: 24 February 2026



Preet Rathore

M 0433146387

E preet.rathore@sahararealestate.com.au



13 NEVIS PLACE TRUGANINA VIC 3029

Sold Price

\$855,000

Sold Date

17-Oct-25

4 3 2

Distance

1.11km



11 NEVIS PLACE TRUGANINA VIC 3029

Sold Price

\$830,000

Sold Date

01-May-25

4 3 2

Distance

1.12km



5 HELVETICA STREET TRUGANINA VIC 3029

Sold Price

\$1,038,400

Sold Date

22-Aug-25

4 3 2

Distance

1.89km



23 LUCANIA CRESCENT TARNEIT VIC 3029

Sold Price

\$749,000

Sold Date

11-Sep-24

4 3 2

Distance

0.16km



112 VESTIGE CIRCUIT TARNEIT VIC 3029

Sold Price

\$890,000

Sold Date

12-Jan-26

4 3 2

Distance

2.15km



56 HOWELL CRESCENT TRUGANINA VIC 3029

Sold Price

\$868,000

Sold Date

10-Aug-25

4 3 2

Distance

2.35km

RS = Recent sale

UN = Undisclosed Sale

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**5 SEYMOUR STREET TRUGANINA
VIC 3029**

Sold Price

\$882,222 Sold Date **22-Mar-25**

4 3 2

Distance **2.42km**

RS = Recent sale

UN = Undisclosed Sale

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