

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

1/9 SWINBURNE COURT 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

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

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

1/64 TORITTA WAY TRUGANINA VIC 3029	\$550,000	13-Apr-26
1/25 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$570,000	19-Feb-26
2/51 WESTMEADOWS LANE TRUGANINA VIC 3029	\$525,000	12-Mar-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: 27 April 2026


**1/64 TORITTA WAY TRUGANINA
VIC 3029**
 3  1  1

Sold Price

^{RS}
\$550,000

Sold Date

13-Apr-26

Distance

0.42km

**1/25 HORSESHOE CIRCUIT
TRUGANINA VIC 3029**
 3  2  1

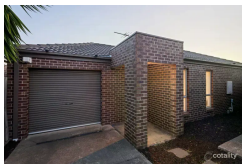
Sold Price

\$570,000

Sold Date

19-Feb-26

Distance

0.68km

**2/51 WESTMEADOWS LANE
TRUGANINA VIC 3029**
 3  1  1

Sold Price

^{RS}
\$525,000

Sold Date

12-Mar-26

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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