

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

5 LITORIA 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2025

to

31 May 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

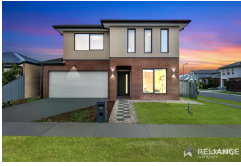
Date of sale

34 TOPIARY STREET TRUGANINA VIC 3029	\$900,000	20-May-26
30 DORSET GROVE TRUGANINA VIC 3029	\$985,000	03-Mar-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: 04 June 2026


**34 TOPIARY STREET TRUGANINA
VIC 3029**
 5
  3
  2

Sold Price

^{RS} **\$900,000**

 Sold Date **20-May-26**

 Distance **0.59km**

**30 DORSET GROVE TRUGANINA
VIC 3029**
 4
  3
  2

Sold Price

\$985,000

 Sold Date **03-Mar-25**

 Distance **0.59km**
RS = Recent sale

UN = Undisclosed Sale

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