

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

7 SELENE STREET 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

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2025

to

31 Aug 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

5 TOSCANA STREET TRUGANINA VIC 3029	\$655,000	15-Jun-26
9 HERMES ROAD TRUGANINA VIC 3029	\$655,000	23-Sep-26
5 SELENE STREET TRUGANINA VIC 3029	\$650,000	20-Apr-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: 29 September 2026


5 TOSCANA STREET TRUGANINA VIC 3029

 4
  2
  2

Sold Price

\$655,000

Sold Date

15-Jun-26

Distance

0.48km

9 HERMES ROAD TRUGANINA VIC 3029

 4
  2
  2

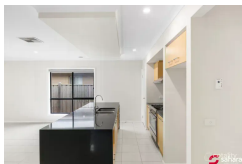
Sold Price

^{RS} **\$655,000**

Sold Date

23-Sep-26

Distance

0.08km

5 SELENE STREET TRUGANINA VIC 3029

 4
  2
  2

Sold Price

\$650,000

Sold Date

20-Apr-26

Distance

0.01km
RS = Recent sale

UN = Undisclosed Sale

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