

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

9 ALUTU ROAD 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Truganina

Period-from

01 Dec 2024

to

30 Nov 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
42 MASAYA AVENUE TRUGANINA VIC 3029	\$640,000	10-Jul-25
18 AMUKTA ROAD TRUGANINA VIC 3029	\$630,000	03-Jul-25

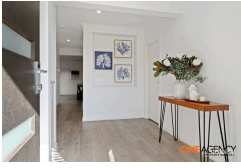
OR

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.~~

This Statement of Information was prepared on: 18 December 2025



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7 CAMINI GROVE TRUGANINA VIC 3029 Sold Price **\$680,000** Sold Date **16-Aug-25**
Distance **0.46km**
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42 MASAYA AVENUE TRUGANINA VIC 3029 Sold Price **\$640,000** Sold Date **10-Jul-25**
Distance **0.77km**
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18 AMUKTA ROAD TRUGANINA VIC 3029 Sold Price **\$630,000** Sold Date **03-Jul-25**
Distance **1.16km**
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32 AMUKTA ROAD TRUGANINA VIC 3029 Sold Price ^{RS} **\$695,000** Sold Date **31-Oct-25**
Distance **1.24km**
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RS = Recent sale UN = Undisclosed Sale

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