

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 MERLE CRESCENT 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Truganina

Period-from

01 Feb 2026

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 HONEYEATER WAY ROCKBANK VIC 3335	\$990,000	22-Jul-26
46 LIALI AVENUE TRUGANINA VIC 3029	\$830,000	24-Mar-26
6 CORVO DRIVE TRUGANINA VIC 3029	\$875,000	10-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 August 2026



**7 HONEYEATER WAY ROCKBANK
VIC 3335**

Sold Price

^{RS} **\$990,000** Sold Date **22-Jul-26**

 4  2  2

Distance **1.48km**



**46 LIALI AVENUE TRUGANINA VIC
3029**

Sold Price

\$830,000 Sold Date **24-Mar-26**

 4  3  2

Distance **0.61km**



**6 CORVO DRIVE TRUGANINA VIC
3029**

Sold Price

\$875,000 Sold Date **10-Apr-26**

 4  2  2

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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