

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Samsara Avenue Truganina, 3029
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$700,000 & \$740,000
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Median sale price

Median price	\$698,636	Property Type	HOUSE	Suburb	TRUGANINA
Period - From	09-Sep-2025	to	08-Sep-2026	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	22 ALTAMOUNT DRIVE TRUGANINA 400m2	\$721,000	10-Jun-2026
2	17 DUCK HAVEN PLACE TARNEIT 398m2	\$725,000	23-Jun-2026
3	24 HERMES ROAD TRUGANINA 370m2	\$717,500	29-May-2026

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