

# 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

2/8 Horseshoe Circuit, Truganina Vic 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$565,000

&

\$595,000

### Median sale price

Median price

\$522,500

Property Type

Townhouse

Suburb

Truganina

Period - From

08/06/2025

to

07/06/2026

Source

Property Data

### 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 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	8 Ramsgate Cr TRUGANINA 3029	\$589,000	02/04/2026
2	1/25 Horseshoe Cirt TRUGANINA 3029	\$570,000	19/02/2026
3	18 Stony Brook Way TRUGANINA 3029	\$590,000	21/01/2026

**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 six months.~~

This Statement of Information was prepared on:

08/06/2026 22:06



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$565,000 - \$595,000  
**Median Townhouse Price**  
08/06/2025 - 07/06/2026: \$522,500

## Comparable Properties



**8 Ramsgate Cr TRUGANINA 3029 (VG)**

[Agent Comments](#)



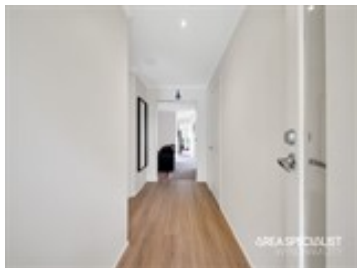
**Price:** \$589,000  
**Method:** Sale  
**Date:** 02/04/2026  
**Property Type:** House (Res)  
**Land Size:** 252 sqm approx

**1/25 Horseshoe Cirt TRUGANINA 3029 (VG)**

[Agent Comments](#)



**Price:** \$570,000  
**Method:** Sale  
**Date:** 19/02/2026  
**Property Type:** Flat/Unit/Apartment (Res)



**18 Stony Brook Way TRUGANINA 3029 (VG)**

[Agent Comments](#)



**Price:** \$590,000  
**Method:** Sale  
**Date:** 21/01/2026  
**Property Type:** House (Res)  
**Land Size:** 301 sqm approx