

## 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

64 KIRKPATRICK BOULEVARD TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$869,000

&

\$919,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,750

Property type

House

Suburb

Truganina

Period-from

01 May 2025

to

30 Apr 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

10 LENA CRESCENT TRUGANINA VIC 3029	\$865,000	19-Dec-25
19 CLARA AVENUE TRUGANINA VIC 3029	\$884,900	14-Feb-26
6 CORVO DRIVE TRUGANINA VIC 3029	\$875,000	28-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: 06 May 2026


**10 LENA CRESCENT TRUGANINA  
VIC 3029**
 5   
  3   
  2

Sold Price

**\$865,000**

Sold Date

**19-Dec-25**

Distance

**0.62km**

**19 CLARA AVENUE TRUGANINA  
VIC 3029**
 4   
  2   
  2

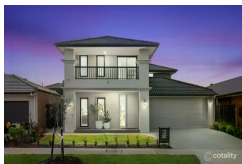
Sold Price

**\$884,900**

Sold Date

**14-Feb-26**

Distance

**0.64km**

**6 CORVO DRIVE TRUGANINA VIC  
3029**
 4   
  2   
  -

Sold Price

<sup>RS</sup> **\$875,000**

Sold Date

**28-Apr-26**

Distance

**1.73km**

RS = Recent sale

UN = Undisclosed Sale

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