

## 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

16 OTTAWA STREET 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

\$1,099,000

&

\$1,199,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2025

to

31 May 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

64 COTTER WAY TRUGANINA VIC 3029	\$1,145,000	04-Sep-25
5 MADEIRA DRIVE TRUGANINA VIC 3029	\$1,200,000	02-Feb-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: 01 June 2026

**64 COTTER WAY TRUGANINA VIC 3029**

Sold Price

**\$1,145,000**

Sold Date

**04-Sep-25**

5



3



2

Distance

**0.59km****5 MADEIRA DRIVE TRUGANINA VIC 3029**

Sold Price

**\$1,200,000**

Sold Date

**02-Feb-26**

4



2



2

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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