

## 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

57 LUDO 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,000

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

5 KARAS STREET TRUGANINA VIC 3029	\$750,000	17-Jun-26
4 KINSHIP WAY TRUGANINA VIC 3029	\$785,000	21-Feb-26
17 WEINSTOCK ROAD TRUGANINA VIC 3029	\$772,000	14-Mar-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: 24 June 2026



**5 KARAS STREET TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**17-Jun-26**

 4  2  2

Distance

**0.83km**



**4 KINSHIP WAY TRUGANINA VIC 3029**

Sold Price

**\$785,000**

Sold Date

**21-Feb-26**

 4  2  2

Distance

**0.52km**



**17 WEINSTOCK ROAD TRUGANINA VIC 3029**

Sold Price

**\$772,000**

Sold Date

**14-Mar-26**

 4  2  2

Distance

**1.31km**

RS = Recent sale

UN = Undisclosed Sale

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