

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

9 MOUSSA COURT TRUGANINA VIC 3029

Indicative selling price

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

Single Price

or range
between

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,100

Property type

Land

Suburb

Truganina

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

6 GLASSHOUSE WAY TRUGANINA VIC 3029	\$746,500	28-Jun-25
7 GLENFERN CIRCUIT TRUGANINA VIC 3029	\$745,000	10-Jul-25

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: 17 July 2025



6 GLASSHOUSE WAY TRUGANINA VIC 3029

 4  2  2

Sold Price

^{RS} **\$746,500**

Sold Date

28-Jun-25

Distance

0.82km



7 GLENFERN CIRCUIT TRUGANINA VIC 3029

 4  2  2

Sold Price

^{RS} **\$745,000**

Sold Date

10-Jul-25

Distance

2.2km

RS = Recent sale

UN = Undisclosed Sale

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