

## 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

4 PISCES CRESCENT TRUGANINA VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Truganina

Period-from

01 Jun 2024

to

31 May 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 47 AQUARIUS STREET TRUGANINA VIC 3029 | \$645,000 | 30-Jan-25 |
| 6 TAURUS AVENUE TRUGANINA VIC 3029    | \$610,000 | 10-Feb-25 |
| 3 GANESHA STREET TRUGANINA VIC 3029   | \$650,000 | 31-Jan-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: 05 June 2025

Abishek Elawaadhi  
M 0499883311  
E abishek@okaspropertygroup.com.au



**47 AQUARIUS STREET TRUGANINA VIC 3029** Sold Price **\$645,000** Sold Date **30-Jan-25**

 4  2  2

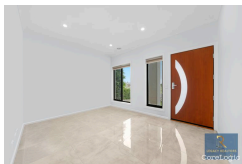
Distance **0.33km**



**6 TAURUS AVENUE TRUGANINA VIC 3029** Sold Price **\$610,000** Sold Date **10-Feb-25**

 3  2  2

Distance **0.35km**



**3 GANESHA STREET TRUGANINA VIC 3029** Sold Price **\$650,000** Sold Date **31-Jan-25**

 3  2  2

Distance **0.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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