

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 COMET AVENUE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,750

Property type

House

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

8 NOVA AVENUE TRUGANINA VIC 3029	\$710,000	27-Apr-25
25 BOLIVAR ESPLANADE TRUGANINA VIC 3029	\$602,000	26-Apr-25
19 PENZANCE STREET TRUGANINA VIC 3029	\$683,000	25-Mar-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: 21 July 2025



8 NOVA AVENUE TRUGANINA VIC 3029

Sold Price

\$710,000

Sold Date

27-Apr-25



3



2



2

Distance

0.09km



25 BOLIVAR ESPLANADE TRUGANINA VIC 3029

Sold Price

\$602,000

Sold Date

26-Apr-25



3



2



2

Distance

0.33km



19 PENZANCE STREET TRUGANINA VIC 3029

Sold Price

\$683,000

Sold Date

25-Mar-25



3



2



2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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