

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

8 ARARAT STREET 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

25 FRANK AVENUE TRUGANINA VIC 3029	\$590,000	26-Mar-25
26 BAKANОВI DRIVE TRUGANINA VIC 3029	\$540,000	24-Apr-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: 30 June 2025



**25 FRANK AVENUE TRUGANINA
VIC 3029**

Sold Price

\$590,000

Sold Date

26-Mar-25



3



2



1

Distance

1.29km



**26 BAKANNOVI DRIVE TRUGANINA
VIC 3029**

Sold Price

\$540,000

Sold Date

24-Apr-25



3



2



1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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