

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 CINEL 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

\$1,200,000

&

\$1,300,000

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

12 SPITERI PLACE TRUGANINA VIC 3029	\$1,255,000	12-Dec-24
2 DISTINCTION CRESCENT TRUGANINA VIC 3029	\$1,300,000	08-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: 24 June 2025



12 SPITERI PLACE TRUGANINA VIC 3029

Sold Price

\$1,255,000

Sold Date

12-Dec-24



4



4



2

Distance

0.56km



2 DISTINCTION CRESCENT TRUGANINA VIC 3029

Sold Price

\$1,300,000

Sold Date

08-Jan-25



5



4



2

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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