

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

6 SPITERI PLACE 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

\$970,000

&

\$1,050,000

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

Cotality

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

4 MOORHEN BOULEVARD WILLIAMS LANDING VIC 3027	\$990,000	14-Apr-25
13 WAGTAIL COURT WILLIAMS LANDING VIC 3027	\$1,050,000	31-Mar-25
7 GOLDSBOROUGH ROAD TRUGANINA VIC 3029	\$950,000	13-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: 28 July 2025



**4 MOORHEN BOULEVARD
WILLIAMS LANDING VIC 3027**

 4  3  2

Sold Price **\$990,000** Sold Date **14-Apr-25**

Distance **0.78km**



**13 WAGTAIL COURT WILLIAMS
LANDING VIC 3027**

 5  2  2

Sold Price **\$1,050,000** Sold Date **31-Mar-25**

Distance **0.78km**



**7 GOLDSBOROUGH ROAD
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$950,000** Sold Date **13-Mar-25**

Distance **0.74km**

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

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