

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

5 SANKURU ROAD 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

\$680,000

&

\$720,000

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

| | | |
|---|-----------|-----------|
| 9 SANKURU ROAD TRUGANINA VIC 3029 | \$680,000 | 26-Aug-24 |
| 68 CONONDALE AVENUE TRUGANINA VIC 3029 | \$700,000 | 24-Sep-24 |
| 70 YELLOWSTONE DRIVE TRUGANINA VIC 3029 | \$710,000 | 04-Nov-24 |

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

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9 SANKURU ROAD TRUGANINA VIC 3029

4 2 2

Sold Price **\$680,000** Sold Date **26-Aug-24**

Distance **0.03km**



68 CONONDALE AVENUE TRUGANINA VIC 3029

4 2 2

Sold Price **\$700,000** Sold Date **24-Sep-24**

Distance **0.2km**



70 YELLOWSTONE DRIVE TRUGANINA VIC 3029

4 2 -

Sold Price **\$710,000** Sold Date **04-Nov-24**

Distance **0.36km**

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

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