

## 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

11 COMPTON STREET TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### 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

7 GLENFERN CIRCUIT TRUGANINA VIC 3029	\$745,000	10-Jul-25
3 OMAROO STREET TRUGANINA VIC 3029	\$750,000	22-Jan-25
6 ELDERWOOD AVENUE TRUGANINA VIC 3029	\$762,000	16-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: 12 July 2025



## 7 GLENFERN CIRCUIT TRUGANINA VIC 3029

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date

**10-Jul-25**

 4  2  2

Distance

**0.86km**



## 3 OMAROO STREET TRUGANINA VIC 3029

Sold Price

**\$750,000**

Sold Date

**22-Jan-25**

 4  2  2

Distance

**0.32km**



## 6 ELDERWOOD AVENUE TRUGANINA VIC 3029

Sold Price

**\$762,000**

Sold Date

**16-Apr-25**

 4  2  2

Distance

**0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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