

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 IONICA LOOP 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

\$1,099,500

&

\$1,199,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Truganina

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

19 WARANGAL WAY DEANSIDE VIC 3336	\$1,190,000	13-Feb-26
16 ANAND WAY DEANSIDE VIC 3336	\$1,100,000	11-Apr-26
22 MORRISEY TERRACE AINTREE VIC 3336	\$1,340,000	27-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 July 2026


**19 WARANGAL WAY DEANSIDE
VIC 3336**
 5  3  2

Sold Price

\$1,190,000

Sold Date

13-Feb-26

Distance

2.85km

**16 ANAND WAY DEANSIDE VIC
3336**
 5  4  2

Sold Price

\$1,100,000

Sold Date

11-Apr-26

Distance

2.73km

**22 MORRISEY TERRACE AINTREE
VIC 3336**
 5  3  3

Sold Price

\$1,340,000

Sold Date

27-Feb-26

Distance

3.34km

RS = Recent sale

UN = Undisclosed Sale

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