

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	36 Memphis Drive Truganina, 3029
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$565,000 & \$575,000
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Median sale price

Median price	\$675,000	Property Type	HOUSE	Suburb	TRUGANINA
Period - From	16-Apr-2025	to	15-Apr-2026	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	1/28 ORLANDO DRIVE TRUGANINA 242m2	\$565,000	10-Jan-2026
2	39 HOLLY GREEN CIRCUIT TRUGANINA 275m2	\$610,000	30-Mar-2026
3	17 LAMBOURNE AVENUE TRUGANINA 263m2	\$600,000	02-Apr-2026

This statement of information was prepared on 05-Sep-2026 at 9:29:58 AM AEST