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	1/7 HARNESS COURT 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	$530,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	Truganina
Period-from	01 Oct 2024	to	30 Sep 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
2/9 STARFLOWER WAY TRUGANINA VIC 3029	$550,000	25-Sep-25
21B WESTMEADOWS LANE TRUGANINA VIC 3029	$530,000	06-Aug-25
1/4 STARFLOWER WAY TRUGANINA VIC 3029	$530,000	06-Aug-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: 29 October 2025

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2/9 STARFLOWER WAY TRUGANINA VIC 3029

3 2 1

Sold Price RS **$550,000** Sold Date **25-Sep-25**

Distance **0.46km**



21B WESTMEADOWS LANE TRUGANINA VIC 3029

3 2 1

Sold Price **$530,000** Sold Date **06-Aug-25**

Distance **0.76km**



1/4 STARFLOWER WAY TRUGANINA VIC 3029

3 2 1

Sold Price Sold Date **06-Aug-25**

Distance **0.53km**

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

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