

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

12 TALLGRASS AVENUE 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Truganina

Period-from

01 Aug 2024

to

31 Jul 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

22 BOSWELL PLACE TRUGANINA VIC 3029	\$800,000	17-Mar-25
34 SAVANNA PARADE TRUGANINA VIC 3029	\$731,000	03-Jan-25
93 FEDERATION BOULEVARD TRUGANINA VIC 3029	\$770,000	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: 28 August 2025


**22 BOSWELL PLACE TRUGANINA
VIC 3029**
 4
  2
  2

Sold Price

\$800,000

Sold Date

17-Mar-25

Distance

1.07km
**34 SAVANNA PARADE
TRUGANINA VIC 3029**
 4
  2
  2

Sold Price

\$731,000

Sold Date

03-Jan-25

Distance

0.24km
**93 FEDERATION BOULEVARD
TRUGANINA VIC 3029**
 4
  2
  2

Sold Price

\$770,000

Sold Date

04-Nov-24

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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