

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

14 ELLESMERE WAY, TRUGANINA, VIC 3029

Indicative selling price

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

Single price

\$1,200,000

or range between

&

Median sale price

Median price

\$725,778

Property Type

House

Suburb

TRUGANINA

Period - From

16/03/2025

to

16/03/2026

Source

Cotality

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
4 KINGSFIELD WAY TRUGANINA VIC 3029	\$815,000	01/12/2025
255 SAYERS ROAD TRUGANINA VIC 3029	\$905,000	08/11/2025
32 RONALD ROAD TRUGANINA VIC 3029	\$807,000	09/11/2025

This Statement of Information was prepared on:

16/03/2026