

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

15 SAMA PROMENADE 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$378,000

Property type

Land

Suburb

Truganina

Period-from

01 Aug 2025

to

31 Jul 2026

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

24 LIALI AVENUE TRUGANINA VIC 3029	\$710,000	13-Mar-26
32 AMIATA DRIVE TRUGANINA VIC 3029	\$720,000	08-Apr-26
15 LAVINIA AVENUE TRUGANINA VIC 3029	\$755,000	21-Mar-26

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: 21 August 2026



24 LIALI AVENUE TRUGANINA VIC 3029

Sold Price

\$710,000

Sold Date

13-Mar-26

4 2 2

Distance

0.1km



32 AMIATA DRIVE TRUGANINA VIC 3029

Sold Price

\$720,000

Sold Date

08-Apr-26

4 - -

Distance

0.12km



15 LAVINIA AVENUE TRUGANINA VIC 3029

Sold Price

\$755,000

Sold Date

21-Mar-26

4 3 2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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