

## 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

16 JOANNE DRIVE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$949,000

&

\$1,049,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Truganina

Period-from

01 Sep 2025

to

31 Aug 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 7 LUMBROOK PARADE TRUGANINA VIC 3029 | \$950,000   | 14-May-26 |
| 24 GILBEE ROAD TRUGANINA VIC 3029    | \$1,021,000 | 01-Jun-26 |
| 36 HERMES ROAD TRUGANINA VIC 3029    | \$1,050,000 | 15-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: 07 September 2026



**7 LUMBROOK PARADE  
TRUGANINA VIC 3029**

4 4 2

Sold Price **\$950,000** Sold Date **14-May-26**

Distance **1.42km**



**24 GILBEE ROAD TRUGANINA VIC  
3029**

5 2 2

Sold Price **\$1,021,000** Sold Date **01-Jun-26**

Distance **0.58km**



**36 HERMES ROAD TRUGANINA VIC  
3029**

5 3 2

Sold Price **\$1,050,000** Sold Date **15-Mar-26**

Distance **1.99km**

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

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