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	23 BUSHFIELD ROAD 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	$729,000	&	$801,900

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	House	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
120 PANAIA BOULEVARD TRUGANINA VIC 3029	$782,000	20-Feb-26
20 AJAX STREET TRUGANINA VIC 3029	$785,000	26-Feb-26
12 TOSCANA STREET TRUGANINA VIC 3029	$835,000	29-Jul-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: 04 August 2026

DouglasKay Estate Agents

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120 PANAIA BOULEVARD TRUGANINA VIC 3029

4 3 2

Sold Price **$782,000** Sold Date **20-Feb-26**

Distance **13.18km**

20 AJAX STREET TRUGANINA VIC 3029

4 2 2

Sold Price **$785,000** Sold Date **26-Feb-26**

Distance **3.53km**

12 TOSCANA STREET TRUGANINA VIC 3029

4 2 2

Sold Price RS **$835,000** Sold Date **29-Jul-26**

Distance **3.91km**

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

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