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	3/5 HARVARD COURT 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	$540,000	&	$560,000

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
1/28 ORLANDO DRIVE TRUGANINA VIC 3029	$565,000	10-Jan-26
1/14 STABLE DRIVE TRUGANINA VIC 3029	$576,000	21-Mar-26
6 MEMPHIS DRIVE TRUGANINA VIC 3029	$560,000	24-Nov-25

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.~~

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Good News
P 0397491112
M 0397491112
E admin@goodnewsre.com.au

1/28 ORLANDO DRIVE TRUGANINA VIC 3029

3 2 1

Sold Price **$565,000** Sold Date **10-Jan-26**

Distance **0.36km**

1/14 STABLE DRIVE TRUGANINA VIC 3029

3 2 1

Sold Price **$576,000** Sold Date **21-Mar-26**

Distance **0.53km**

6 MEMPHIS DRIVE TRUGANINA VIC 3029

3 2 1

Sold Price **$560,000** Sold Date **24-Nov-25**

Distance **0.47km**

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

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