

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 32 Montmarte Drive, Truganina, VIC 3029

Indicative selling price

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

Single price \$* or range between \$780,000 & \$850,000

Median sale price

Median price \$675,000 Property type House Suburb TRUGANINA

Period - From 01 July 2025 to 30 June 2026 Source pricefinder

Comparable property sales

A* 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
6 Lumbrook Parade, Truganina, Vic 3029	\$822,000	02 Jun 2026
8 Toscana Street, Truganina, Vic 3029	\$882,000	26 Feb 2026
7 Lumbrook Parade, Truganina, Vic 3029	\$950,000	14 May 2026

This Statement of Information was prepared on: 23/08/2026