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	7 STILO CRESCENT 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	$789,000	&	$819,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$672,000	Property type	House	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
15 MASAYA AVENUE TRUGANINA VIC 3029	$818,000	03-Jun-26
10 ATACAZO AVENUE TRUGANINA VIC 3029	$798,000	12-Jun-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.

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RELIANCE real estate
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15 MASAYA AVENUE TRUGANINA VIC 3029

4 2 2

Sold Price **$818,000** Sold Date **03-Jun-26**

Distance **1.03km**

10 ATACAZO AVENUE TRUGANINA VIC 3029

4 2 2

Sold Price **$798,000** Sold Date **12-Jun-26**

Distance **1.72km**

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

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