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 TATUM STREET 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$671,000	Property type	Other	Suburb	Truganina
Period-from	01 Jun 2025	to	31 May 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 CORIANDER STREET TRUGANINA VIC 3029	$443,000	03-Dec-25
10 PARSONAGE CRESCENT TRUGANINA VIC 3029	$430,000	25-Sep-25
59 BOTANICAL DRIVE TRUGANINA VIC 3029	$428,000	20-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: 18 June 2026

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7 CORIANDER STREET TRUGANINA VIC 3029

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Sold Price **$443,000** Sold Date **03-Dec-25**

Distance **0.64km**

10 PARSONAGE CRESCENT TRUGANINA VIC 3029

- - -

Sold Price **$430,000** Sold Date **25-Sep-25**

Distance **0.45km**

59 BOTANICAL DRIVE TRUGANINA VIC 3029

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Sold Price **$428,000** Sold Date **20-Mar-26**

Distance **1.34km**

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

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