

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

8 TEACHER 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

\$1,195,000

&

\$1,245,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

House

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

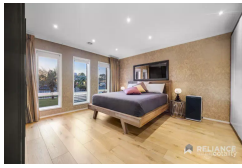
Date of sale

1 ALISON STREET TRUGANINA VIC 3029	\$1,190,000	27-Mar-26
11 FIELDS WAY TRUGANINA VIC 3029	\$1,230,000	12-Mar-26
165 MARQUANDS ROAD TRUGANINA VIC 3029	\$1,150,000	23-Feb-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: 11 June 2026



1 ALISON STREET TRUGANINA VIC 3029

Sold Price

^{RS}
\$1,190,000

Sold Date

27-Mar-26
 5

 3

 2

Distance

1.12km


11 FIELDS WAY TRUGANINA VIC 3029

Sold Price

\$1,230,000

Sold Date

12-Mar-26
 5

 4

 2

Distance

1.56km


165 MARQUANDS ROAD TRUGANINA VIC 3029

Sold Price

\$1,150,000

Sold Date

23-Feb-26
 5

 4

 2

Distance

1.65km
RS = Recent sale

UN = Undisclosed Sale

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