

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

6 CROSBY 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

\$1,090,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

House

Suburb

Truganina

Period-from

01 Jul 2025

to

30 Jun 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

16 PYRENEES STREET TRUGANINA VIC 3029	\$1,100,000	10-Sep-25
22 MCKINLEY DRIVE TRUGANINA VIC 3029	\$1,085,000	18-Feb-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.

This Statement of Information was prepared on: 06 July 2026

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**16 PYRENEES STREET TRUGANINA
VIC 3029**

Sold Price

\$1,100,000

Sold Date

10-Sep-25



4



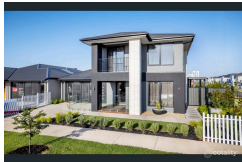
2



2

Distance

0.18km



**22 MCKINLEY DRIVE TRUGANINA
VIC 3029**

Sold Price

\$1,085,000

Sold Date

18-Feb-25



5



3



2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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