

## 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

3 HERCULES DRIVE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 47 BOLTE DRIVE TRUGANINA VIC 3029   | \$660,500 | 08-Apr-26 |
| 18 AXLE DRIVE TRUGANINA VIC 3029    | \$680,000 | 14-Feb-26 |
| 5 TOSCANA STREET TRUGANINA VIC 3029 | \$655,000 | 15-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.~~

This Statement of Information was prepared on: 14 July 2026



**47 BOLTE DRIVE TRUGANINA VIC 3029**

Sold Price

**\$660,500**

Sold Date

**08-Apr-26**

4 2 2

Distance

**0.57km**



**18 AXLE DRIVE TRUGANINA VIC 3029**

Sold Price

**\$680,000**

Sold Date

**14-Feb-26**

4 2 2

Distance

**1.15km**



**5 TOSCANA STREET TRUGANINA VIC 3029**

Sold Price

**\$655,000**

Sold Date

**15-Jun-26**

4 2 2

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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