

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

5 DEMPSEY AVENUE 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Truganina

Period-from

01 Aug 2024

to

31 Jul 2025

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

2 SPROUT DRIVE TARNEIT VIC 3029	\$670,000	11-Mar-25
20 MEADOWSWEET AVENUE TRUGANINA VIC 3029	\$640,000	04-Mar-25
22 COTTEE ROAD TRUGANINA VIC 3029	\$671,000	21-Jul-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.~~

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Real Estate

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2 SPROUT DRIVE TARNEIT VIC 3029

4 2 2

Sold Price

\$670,000

Sold Date

11-Mar-25

Distance

0.23km



20 MEADOWSWEET AVENUE TRUGANINA VIC 3029

4 2 2

Sold Price

\$640,000

Sold Date

04-Mar-25

Distance

0.28km



22 COTTEE ROAD TRUGANINA VIC 3029

4 2 2

Sold Price

^{RS}
\$671,000

Sold Date

21-Jul-25

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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