

# 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 104 Kirkpatrick Boulevard, Truganina, VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$689,999

&

\$729,999

### Median sale price

Median price

\$662,000

Property Type

House

Suburb

Truganina (3029)

Period - From

01/09/2024

to

31/08/2025

Source

Cotality

### Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

4 VINCENZA AVENUE, TRUGANINA VIC 3029

\$690,000

06/06/2025

138 BOLIVAR ESPLANADE, TRUGANINA VIC 3029

\$705,000

25/05/2025

30 TERRIGAL ROAD, TRUGANINA VIC 3029

\$725,000

03/09/2025

This Statement of Information was prepared on: 17/09/2025