

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

2/56 ORLANDO DRIVE 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Truganina

Period-from

01 Apr 2025

to

31 Mar 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

2/8 GALLOP COURT TRUGANINA VIC 3029	\$582,666	07-May-25
1/14 STABLE DRIVE TRUGANINA VIC 3029	\$676,000	21-Mar-26
1/14 VASSAR COURT TRUGANINA VIC 3029	\$560,000	11-Sep-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: 22 April 2026


**2/8 GALLOP COURT TRUGANINA
VIC 3029**
 3
  2
  2

Sold Price

\$582,666

 Sold Date **07-May-25**

 Distance **0.36km**

**1/14 STABLE DRIVE TRUGANINA
VIC 3029**
 3
  2
  1

Sold Price

^{RS} **\$676,000**

 Sold Date **21-Mar-26**

 Distance **0.36km**

**1/14 VASSAR COURT TRUGANINA
VIC 3029**
 3
  2
  1

Sold Price

\$560,000

 Sold Date **11-Sep-25**

 Distance **0.44km**
RS = Recent sale

UN = Undisclosed Sale

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