

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 26 Gemini Crescent, Truganina

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 \$600,000 & \$640,000

Median sale price

(*Delete house or unit as applicable)

Median price \$575,000 *House ☐ *Unit ☒ Suburb TRUGANINA

Period - From May 2025 to Nov 2025 Source REIV

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
154 Marquands Road, Truganina	\$630,000	30 th June 2025
12 Doma Drive, Truganina	\$622,000	24 th Nov 2025
4 Pisces Crescent, Truganina	\$605,000	5 th July 2025

Property data source: Corelogic.com.au. Generated on 2nd December 2025.