

## 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 BIGHORN ROAD 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

\$639,000

&

\$689,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2025

to

31 Dec 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

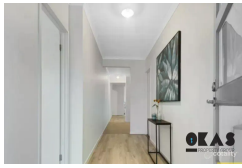
|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7 SAWATCH STREET TRUGANINA VIC 3029     | \$675,100 | 01-Jan-26 |
| 7 APPALACHIAN STREET TRUGANINA VIC 3029 | \$667,000 | 12-Jul-25 |
| 12 YOSEMITE STREET TRUGANINA VIC 3029   | \$655,000 | 08-Aug-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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**7 SAWATCH STREET TRUGANINA  
VIC 3029**

 4  2  2

Sold Price

<sup>RS</sup> **\$675,100** Sold Date **01-Jan-26**

Distance **0.07km**



**7 APPALACHIAN STREET  
TRUGANINA VIC 3029**

 4  2  2

Sold Price

**\$667,000** Sold Date **12-Jul-25**

Distance **0.07km**



**12 YOSEMITE STREET TRUGANINA  
VIC 3029**

 4  2  2

Sold Price

**\$655,000** Sold Date **08-Aug-25**

Distance **0.17km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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