

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

7 YOSEMITE STREET 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

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2025

to

28 Feb 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

5 ALPS WAY TRUGANINA VIC 3029	\$596,000	16-Nov-25
198 CLARA AVENUE TRUGANINA VIC 3029	\$590,000	22-Dec-25
24 COLORADO STREET TRUGANINA VIC 3029	\$585,000	07-Dec-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: 18 March 2026

Thomas Nguyen

M 0433255438

E thomas.nguyen@barryplant.com.au



5 ALPS WAY TRUGANINA VIC 3029

 3  2  2

Sold Price

\$596,000

Sold Date **16-Nov-25**

Distance **0.41km**



198 CLARA AVENUE TRUGANINA VIC 3029

 3  2  2

Sold Price

\$590,000

Sold Date **22-Dec-25**

Distance **1.09km**



24 COLORADO STREET TRUGANINA VIC 3029

 3  2  2

Sold Price

\$585,000

Sold Date **07-Dec-25**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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