

## 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](http://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

\$670,750

Property type

House

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

5 ALPS WAY TRUGANINA VIC 3029	\$596,000	16-Nov-25
8 DANUBE ROAD TRUGANINA VIC 3029	\$580,000	24-Nov-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: 21 April 2026

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**5 ALPS WAY TRUGANINA VIC  
3029**

 3  2  2

Sold Price

**\$596,000**

Sold Date **16-Nov-25**

Distance **0.41km**



**8 DANUBE ROAD TRUGANINA VIC  
3029**

 3  2  1

Sold Price

**\$580,000**

Sold Date **24-Nov-25**

Distance **0.86km**



**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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