

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

2/14 HORSESHOE CIRCUIT 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 May 2025

to

30 Apr 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

1/25 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$570,000	19-Feb-26
2/40 BRIDLEPATH DRIVE TRUGANINA VIC 3029	\$580,000	07-May-26

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: 12 May 2026

**1/25 HORSESHOE CIRCUIT
TRUGANINA VIC 3029**

3 2 1

Sold Price **\$570,000** Sold Date **19-Feb-26**Distance **0.04km****2/40 BRIDLEPATH DRIVE
TRUGANINA VIC 3029**

3 2 1

Sold Price ^{RS} **\$580,000** Sold Date **07-May-26**Distance **0.26km****RS** = Recent sale**UN** = Undisclosed Sale

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