

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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,500

Property type

Unit

Suburb

Truganina

Period-from

01 Jul 2025

to

30 Jun 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
1/62 WESTMEADOWS LANE TRUGANINA VIC 3029	\$560,000	30-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: 13 July 2026


**1/25 HORSESHOE CIRCUIT
TRUGANINA VIC 3029**
 3  2  1

Sold Price **\$570,000** Sold Date **19-Feb-26**

Distance **0.04km**

**1/62 WESTMEADOWS LANE
TRUGANINA VIC 3029**
 3  2  1

Sold Price ^{RS} **\$560,000** Sold Date **30-May-26**

Distance **0.12km**
RS = Recent sale

UN = Undisclosed Sale

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