
STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 48 Botanical Drive, Truganina

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 \$1,100,000 & \$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median price \$698,000

*House ☒

*Unit ☐

Suburb TRUGANINA

Period - From Nov 2024 to April 2025

Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
151 Alcock Road, Truganina	\$1,180,000	21 st March 2025
18 Ledmore Street, Truganina	\$1,220,000	11 th March 2025
4 Sissinghurst Street, Truganina	\$1,150,000	30 th Jan 2025

Property data source: [Corelogic.com.au](https://corelogic.com.au). Generated on 11th April 2025.