

## 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

15 KONDALILLA DRIVE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

40 SAMSARA AVENUE TRUGANINA VIC 3029

\$660,000

17-Mar-25

12 CHAUCER CRESCENT TRUGANINA VIC 3029

\$660,100

05-Apr-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: 08 April 2025



**40 SAMSARA AVENUE  
TRUGANINA VIC 3029**

 4  2  2

Sold Price <sup>RS</sup> **\$660,000** Sold Date **17-Mar-25**

Distance **0.5km**



**12 CHAUCER CRESCENT  
TRUGANINA VIC 3029**

 3  2  2

Sold Price <sup>RS</sup> **\$660,100** Sold Date **05-Apr-25**

Distance **0.67km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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