

# 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

33 Seed Avenue, Truganina Vic 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$830,000

&

\$850,000

### Median sale price

Median price

\$645,000

Property Type

House

Suburb

Truganina

Period - From

11/12/2023

to

10/12/2024

Source

Property Data

### 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 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
1	7 Brunswick Dr TRUGANINA 3029	\$1,005,000	10/12/2024
2	5 Aquarius St TRUGANINA 3029	\$995,000	14/11/2024
3	8 Cowes St TRUGANINA 3029	\$820,000	31/10/2024

**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 six months.~~

This Statement of Information was prepared on:

16 December 2024

33 Seed Avenue, Truganina Vic 3029



**Property Type:** Land  
**Land Size:** 289 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$830,000 - \$850,000  
**Median House Price**  
11/12/2023 - 10/12/2024: \$645,000

## Comparable Properties



**7 Brunswick Dr TRUGANINA 3029 (REI)**

[Agent Comments](#)



**Price:** \$1,005,000  
**Method:** Private Sale  
**Date:** 10/12/2024  
**Property Type:** House  
**Land Size:** 512 sqm approx



**5 Aquarius St TRUGANINA 3029 (REI)**

[Agent Comments](#)



**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 14/11/2024  
**Property Type:** House  
**Land Size:** 385 sqm approx



**8 Coves St TRUGANINA 3029 (REI)**

[Agent Comments](#)



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 31/10/2024  
**Property Type:** House

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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