

## 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

23 MITCHAM STREET TRUGANINA VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$820,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Feb 2024

to

31 Jan 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

2 CAPRICORN ROAD TRUGANINA VIC 3029	\$850,000	26-Apr-24
42 BRIGHTLY BOULEVARD TRUGANINA VIC 3029	\$880,000	14-Oct-24
3 STAMBRIDGE STREET TARNEIT VIC 3029	\$927,000	28-Nov-24

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: 28 February 2025



**2 CAPRICORN ROAD TRUGANINA  
VIC 3029**

4 2 2

Sold Price

**\$850,000**

Sold Date

**26-Apr-24**

Distance

**0.95km**



**42 BRIGHTLY BOULEVARD  
TRUGANINA VIC 3029**

4 2 2

Sold Price

**\$880,000**

Sold Date

**14-Oct-24**

Distance

**0.11km**



**3 STAMBRIDGE STREET TARNEIT  
VIC 3029**

4 3 2

Sold Price

**\$927,000**

Sold Date

**28-Nov-24**

Distance

**4.08km**

RS = Recent sale

UN = Undisclosed Sale

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