

# STATEMENT OF INFORMATION

3 EDENBRIDGE WAY, TRUGANINA, VIC 3029

PREPARED BY TANU GOYAL, THE ELEET WYNDHAM CITY, PHONE: 0449944606

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 EDENBRIDGE WAY, TRUGANINA, VIC**

 3  2  1

**Indicative Selling Price**

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

**Price Range: \$629,000 to \$679,000**

Provided by: Tanu Goyal, THE ELEET WYNDHAM CITY

## MEDIAN SALE PRICE



**TRUGANINA, VIC, 3029**

**Suburb Median Sale Price (House)**

**\$650,000**

01 January 2024 to 31 December 2024

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**19 LITORIA DR, TRUGANINA, VIC 3029**

 3  2  2

**Sale Price**

**\$656,000**

Sale Date: 01/10/2024

Distance from Property: 623m



**8 ASTRA AVE, TRUGANINA, VIC 3029**

 3  2  2

**Sale Price**

**\$665,000**

Sale Date: 03/10/2024

Distance from Property: 682m



**31 MALDON ST, WILLIAMS LANDING, VIC**

 4  2  1

**Sale Price**

**\$680,000**

Sale Date: 22/07/2024

Distance from Property: 1.7km



This report has been compiled on 10/02/2025 by THE ELEET WYNDHAM CITY. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale

Address  
Including suburb and  
postcode

3 EDENBRIDGE WAY, TRUGANINA, VIC 3029

Indicative selling price

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

Price Range:

\$629,000 to \$679,000

Median sale price

Median price

\$650,000

Property type

House

Suburb

TRUGANINA

Period

01 January 2024 to 31 December 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

| Address of comparable property           | Price     | Date of sale |
|------------------------------------------|-----------|--------------|
| 19 LITORIA DR, TRUGANINA, VIC 3029       | \$656,000 | 01/10/2024   |
| 8 ASTRA AVE, TRUGANINA, VIC 3029         | \$665,000 | 03/10/2024   |
| 31 MALDON ST, WILLIAMS LANDING, VIC 3027 | \$680,000 | 22/07/2024   |

This Statement of Information was prepared on:

10/02/2025