

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

101/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029

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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

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

6/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029	\$390,000	30-Oct-24
8/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029	\$440,000	14-Dec-24
15/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029	\$344,000	08-Dec-23

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: 29 April 2025



6/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029

3 1 1

Sold Price **\$390,000** Sold Date **30-Oct-24**

Distance **0km**



8/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029

2 1 1

Sold Price **\$440,000** Sold Date **14-Dec-24**

Distance **0km**

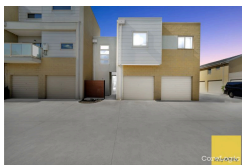


15/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029

2 1 1

Sold Price **\$344,000** Sold Date **08-Dec-23**

Distance **0km**

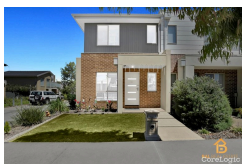


26/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029

1 1 2

Sold Price ^{RS} - Sold Date **23-Apr-25**

Distance **0km**



30/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029

2 1 1

Sold Price **\$400,000** Sold Date **28-Feb-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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