

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 11 Omaroo Street, Truganina

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 \$630,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$696,000 *House ☒ *Unit ☐ Suburb TRUGANINA
Period - From Sep 2024 to March 2025 Source CORE LOGIC

Comparable property sales

A*	20 James Cook Drive, Truganina	\$630,000	Sold 7 th Oct 2024
	50 James Cook Drive, Truganina	\$655,000	Sold 20 th Jan 2025
	18 Gascoyne Way, Truganina	\$640,000	Sold 23 rd Sep 2024

Property data source: Corelogic.com.au. Generated on 13th March 2025