

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

11 PONTBURN ROAD 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$346,334

Property type

Land

Suburb

Truganina

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

25 WOOLSHED DRIVE TRUGANINA VIC 3029	\$560,000	20-Jun-25
151 EVERTON ROAD TARNEIT VIC 3029	\$416,000	08-Jul-25
157 EVERTON ROAD TARNEIT VIC 3029	\$416,000	23-Jul-25

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.~~

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Real Estate

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25 WOOLSHED DRIVE TRUGANINA VIC 3029

Sold Price

\$560,000

Sold Date

20-Jun-25

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Distance

0.91km



151 EVERTON ROAD TARNEIT VIC 3029

Sold Price

\$416,000

Sold Date

08-Jul-25

 -  -  -

Distance

1.6km



157 EVERTON ROAD TARNEIT VIC 3029

Sold Price

Sold Date

23-Jul-25

 -  -  -

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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