

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

12 Ampersand Boulevard, Truganina Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000

&

\$780,000

Median sale price

Median price \$678,500

Property Type House

Suburb Truganina

Period - From 01/07/2025

to 30/09/2025

Source REIV

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 six 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 |
|---|----------------------------------|-----------|--------------|
| 1 | 13 Meadowsweet Av TRUGANINA 3029 | \$780,000 | 17/09/2025 |
| 2 | 11 Vanburn Rd TRUGANINA 3029 | \$775,000 | 02/08/2025 |
| 3 | 6 Glasshouse Way TRUGANINA 3029 | \$746,500 | 28/06/2025 |

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 six months.~~

This Statement of Information was prepared on:

08/12/2025 15:08



4 2 2

Property Type: Land
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median House Price

September quarter 2025: \$678,500

Comparable Properties



13 Meadowsweet Av TRUGANINA 3029 (REI/VG)

Agent Comments

4 2 2

Price: \$780,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 400 sqm approx



11 Vanburn Rd TRUGANINA 3029 (REI/VG)

Agent Comments

4 2 2

Price: \$775,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 400 sqm approx



6 Glasshouse Way TRUGANINA 3029 (REI/VG)

Agent Comments

4 2 2

Price: \$746,500
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 400 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000