#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	12 Ampersand Boulevard, Truganina Vic 3029
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$720,000	&	\$780,000
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### Median sale price

Median price \$678,500	Pro	pperty Type Hou	ise	Suburb Truganina	
Period - From 01/07/2025	to	30/09/2025	Source	eREIV	

#### 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.

Ad	dress 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









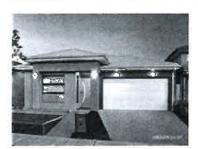


Property Type: Land Land Size: 448 sqm approx

**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** 

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

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** 

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



