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<br>Including suburb and postcode | 12 SASHA CRESCENT 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 | $490,000 | & | $525,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $665,500 | Property type | House | 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 |
|---|---|---|
| 50 PANAIA BOULEVARD TRUGANINA VIC 3029 | $500,000 | 09-Sep-25 |
| 11 FUJI DRIVE TRUGANINA VIC 3029 | $502,000 | 05-Jul-25 |
| 10 ALTURA DRIVE TRUGANINA VIC 3029 | $515,000 | 30-Aug-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.~~

This Statement of Information was prepared on: 11 November 2025

Eddy Hsu
M 0403 491 845
E ehsu@whiteknightestateagents.com.au

**50 PANAIA BOULEVARD TRUGANINA VIC 3029**

3 2 1

Sold Price **$500,000** Sold Date **09-Sep-25**

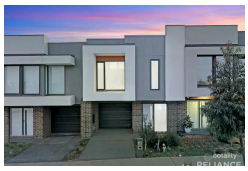
Distance **0.15km**

**11 FUJI DRIVE TRUGANINA VIC 3029**

3 2 1

Sold Price **$502,000** Sold Date **05-Jul-25**

Distance **0.91km**



**10 ALTURA DRIVE TRUGANINA VIC 3029**

3 2 1

Sold Price **$515,000** Sold Date **30-Aug-25**

Distance **1.66km**

**RS** = Recent sale **UN** = Undisclosed Sale

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