

## 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

13 MEADOWSWEET AVENUE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 18 RHONDA CRESCENT TRUGANINA VIC 3029  | \$785,000 | 03-Mar-25 |
| 10 SCORPIO CRESCENT TRUGANINA VIC 3029 | \$782,000 | 08-Apr-25 |
| 21 HORSETAIL AVENUE TRUGANINA VIC 3029 | \$820,000 | 03-Jan-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: 03 July 2025



**18 RHONDA CRESCENT  
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$785,000** Sold Date **03-Mar-25**

Distance **0.35km**



**10 SCORPIO CRESCENT  
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$782,000** Sold Date **08-Apr-25**

Distance **1.91km**



**21 HORSETAIL AVENUE  
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$820,000** Sold Date **03-Jan-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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