

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

18 MERRIBAH WAY 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2024

to

31 Aug 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

83 FEDERATION BOULEVARD TRUGANINA VIC 3029	832000	13-Sep-25
5 MARWOOD AVENUE TRUGANINA VIC 3029	835000	13-Apr-25
35 KINGSFIELD WAY TRUGANINA VIC 3029	825000	21-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.~~

This Statement of Information was prepared on: 30 September 2025

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**83 FEDERATION BOULEVARD
TRUGANINA VIC 3029**

 4  2  2

Sold Price

^{RS} **832000**

Sold Date

13-Sep-25

Distance

1.91km



**5 MARWOOD AVENUE
TRUGANINA VIC 3029**

 4  2  2

Sold Price

835000

Sold Date

13-Apr-25

Distance

1.26km



**35 KINGSFIELD WAY TRUGANINA
VIC 3029**

 4  2  2

Sold Price

825000

Sold Date

21-Jul-25

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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