

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

30 CHARTWELL AVENUE 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,750

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

33 CHARTWELL AVENUE TRUGANINA VIC 3029	\$793,500	02-Jul-25
4 THORNGROVE STREET TRUGANINA VIC 3029	\$799,000	24-Dec-24
12 SANTARI STREET TRUGANINA VIC 3029	\$740,000	28-Oct-24

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: 14 July 2025



33 CHARTWELL AVENUE TRUGANINA VIC 3029

5 2 2

Sold Price

^{RS}

\$793,500

Sold Date

02-Jul-25

Distance

0.07km



4 THORNGROVE STREET TRUGANINA VIC 3029

4 2 2

Sold Price

\$799,000

Sold Date

24-Dec-24

Distance

0.07km



12 SANTARI STREET TRUGANINA VIC 3029

4 2 2

Sold Price

\$740,000

Sold Date

28-Oct-24

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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