

## 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

32 TEKAPO STREET 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

\$999,999

&

\$1,099,999

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2024

to

28 Feb 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

8 PECHORA STREET TRUGANINA VIC 3029	\$1,050,000	17-Oct-24
22 MCKINLEY DRIVE TRUGANINA VIC 3029	\$1,085,000	18-Feb-25
27 SIERRA STREET TRUGANINA VIC 3029	\$1,020,000	09-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: 20 March 2025



**8 PECHORA STREET TRUGANINA  
VIC 3029**

5 3 2

Sold Price

**\$1,050,000**

Sold Date

**17-Oct-24**

Distance

**1.61km**



**22 MCKINLEY DRIVE TRUGANINA  
VIC 3029**

5 3 -

Sold Price

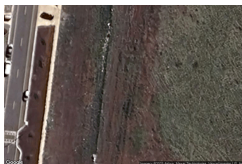
**\$1,085,000**

Sold Date

**18-Feb-25**

Distance

**1.61km**



**27 SIERRA STREET TRUGANINA  
VIC 3029**

4 - -

Sold Price

**\$1,020,000**

Sold Date

**09-Oct-24**

Distance

**1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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