

## 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

33 TONY DRIVE 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

\$710,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Truganina

Period-from

01 Oct 2024

to

30 Sep 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 33 BOTANICAL DRIVE TRUGANINA VIC 3029  | \$741,000 | 11-Oct-25 |
| 17 STOCKYARD STREET TRUGANINA VIC 3029 | \$747,000 | 12-Mar-25 |
| 6 GLASSHOUSE WAY TRUGANINA VIC 3029    | \$746,500 | 28-Jun-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: 16 October 2025



### 33 BOTANICAL DRIVE TRUGANINA VIC 3029

Sold Price

RS

**\$741,000**

Sold Date

**11-Oct-25**



4



2



2

Distance

**0.93km**



### 17 STOCKYARD STREET TRUGANINA VIC 3029

Sold Price

**\$747,000**

Sold Date

**12-Mar-25**



4



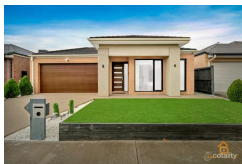
2



2

Distance

**1.15km**



### 6 GLASSHOUSE WAY TRUGANINA VIC 3029

Sold Price

**\$746,500**

Sold Date

**28-Jun-25**



3



2



2

Distance

**1.21km**

RS = Recent sale

UN = Undisclosed Sale

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