

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

35 AMPERSAND BOULEVARD 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

\$1,190,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Other

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

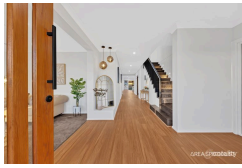
Date of sale

18 LEDMORE STREET TRUGANINA VIC 3029	\$1,220,000	14-Jan-25
1 DAYBREAK WAY TRUGANINA VIC 3029	\$1,200,000	12-May-25
12 THORNGROVE STREET TRUGANINA VIC 3029	\$1,182,000	05-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: 02 October 2025


**18 LEDMORE STREET TRUGANINA
VIC 3029**

 5
  3
  2

Sold Price

\$1,220,000

Sold Date

14-Jan-25

Distance

0.95km

**1 DAYBREAK WAY TRUGANINA
VIC 3029**

 5
  3
  2

Sold Price

\$1,200,000

Sold Date

12-May-25

Distance

1.97km

**12 THORNGROVE STREET
TRUGANINA VIC 3029**

 5
  3
  2

Sold Price

\$1,182,000

Sold Date

05-Oct-24

Distance

3.69km
RS = Recent sale

UN = Undisclosed Sale

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