

## 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

36 ARARAT 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

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

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

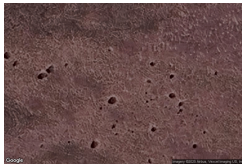
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 53 CRAYCROFT ROAD TRUGANINA VIC 3029     | \$390,000 | 24-Feb-25 |
| LOT 1142 NEVADO DRIVE TRUGANINA VIC 3029 | \$350,000 | 31-Mar-25 |
| 9 VINCENZA AVENUE TRUGANINA VIC 3029     | \$340,000 | 19-Feb-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: 04 July 2025



**53 CRAYCROFT ROAD  
TRUGANINA VIC 3029**

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Sold Price **\$390,000** Sold Date **24-Feb-25**

Distance **0km**



**LOT 1142 NEVADO DRIVE  
TRUGANINA VIC 3029**

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  2 
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Sold Price **\$350,000** Sold Date **31-Mar-25**

Distance **0km**



**9 VINCENZA AVENUE TRUGANINA  
VIC 3029**

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Sold Price **\$340,000** Sold Date **19-Feb-25**

Distance **1.34km**



**9 SKELETON AVENUE TRUGANINA  
VIC 3029**

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Sold Price **\$395,000** Sold Date **09-Apr-25**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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