

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 36 Distinction Crescent, Truganina

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 \$760,000 & \$790,000

Median sale price

(*Delete house or unit as applicable)

Median price \$695,000 *House ☒ *Unit ☐ Suburb TRUGANINA
Period - From Oct 2024 to April 2025 Source CORE LOGIC

Comparable property sales

A*	6 Roseberry Mews, Truganina	\$795,000	Sold 22 nd Feb 2025
	30 Avion Crescent, Truganina	\$821,000	Sold 17 th Feb 2025
	42 Maling Road, Truganina	\$805,000	Sold 25 th Jan 2025

Property data source: Corelogic.com.au. Generated on 22 April 2025.