## 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	4/59 CARADON DRIVE 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		\$599,000	&	\$639,000	
Median sale price (*Delete house or unit as applicable)							
Median Price	\$490,000	Property type			Unit	Suburb	Truganina
Period-from	Jan 2025	to June 2025			Source	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 estate agent or agent's representative considers to be most comparable to Address of comparable property					perty for sale i	operty for sa	
OR						'	

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: 1st July 2025



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