

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 41 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 \$1,600,000 & \$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$655,500

*House ☒

*Land ☐

Suburb Truganina

Period - From 01 Nov 2024 to 31 Oct 2025

Source Cotality

Comparable property sales

B* The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: consumer.vic.gov.au. Generated on 13 December 2025.