

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	41 CARADON DRIVE, TRUGANINA VIC 3029				
Indicative selling p	rice				
For the meaning of this p	rice see consumer.	.vic.gov.au/underquot	ing (*Delete single ı	orice or range	as applicable)
Single price		or range between	\$1,750,000	&	\$1,900,000
Median sale price					
(*Delete house or unit as	applicable)				
Median price	\$655,500	*House X *L	and Sub	ourb Truganin	ı <mark>a</mark>
Period - From	01 Nov 2024 to	31 Oct 2025	Source Cotal	ity	

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 31 October 2025.