

## 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

42 DOUBELL BOULEVARD 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

\$580,000

&

\$620,000

### 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 19 LAUREL AVENUE TARNEIT VIC 3029           | -         | 30-Jun-25 |
| 13 BEGG AVENUE TRUGANINA VIC 3029           | \$615,000 | 16-Jan-25 |
| 4 COWDEROY STREET HOPPERS CROSSING VIC 3029 | \$595,000 | 21-Jan-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: 07 July 2025



**19 LAUREL AVENUE TARNEIT VIC 3029**

Sold Price

RS - UN

Sold Date **30-Jun-25**

4 2 2

Distance **1.51km**



**13 BEGG AVENUE TRUGANINA VIC 3029**

Sold Price

**\$615,000**

Sold Date **16-Jan-25**

4 2 2

Distance **0.93km**



**4 COWDEROY STREET HOPPERS CROSSING VIC 3029**

Sold Price

**\$595,000**

Sold Date **21-Jan-25**

3 2 2

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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