

STATEMENT OF INFORMATION

44 WESTDAHL STREET, TRUGANINA, VIC 3029

PREPARED BY MICKEY GROVER, ATREALTY - MICKEY GROVER

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 WESTDAHL STREET, TRUGANINA, VIC



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Indicative Selling Price

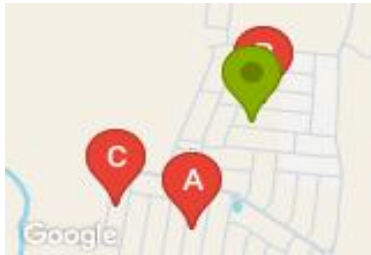
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$660,000 to \$720,000

Provided by: Mickey Grover, atrealty - Mickey Grover

MEDIAN SALE PRICE



TRUGANINA, VIC, 3029

Suburb Median Sale Price (House)

\$670,000

01 October 2024 to 30 September 2025

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



22 PACAYA ST, TRUGANINA, VIC 3029



4



2



2

Sale Price

\$680,000

Sale Date: 05/06/2025

Distance from Property: 433m



28 MASAYA AVE, TRUGANINA, VIC 3029



4



3



2

Sale Price

\$660,000

Sale Date: 15/09/2025

Distance from Property: 77m



24 NEVADO DR, TRUGANINA, VIC 3029



4



2



2

Sale Price

***\$650,000**

Sale Date: 05/11/2025

Distance from Property: 536m



This report has been compiled on 14/11/2025 by atrealty - Mickey Grover. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

44 WESTDAHL STREET, TRUGANINA, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$660,000 to \$720,000

Median sale price

Median price

\$670,000

Property type

Vacant Land

Suburb

TRUGANINA

Period

01 October 2024 to 30 September 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 PACAYA ST, TRUGANINA, VIC 3029	\$680,000	05/06/2025
28 MASAYA AVE, TRUGANINA, VIC 3029	\$660,000	15/09/2025
24 NEVADO DR, TRUGANINA, VIC 3029	*\$650,000	05/11/2025

This Statement of Information was prepared on:

14/11/2025