

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

82 TANGLEWOOD BOULEVARD 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,750

Property type

House

Suburb

Truganina

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

90 TANGLEWOOD BOULEVARD TRUGANINA VIC 3029	\$671,000	04-May-25
33 MAPLEWOOD CIRCUIT TRUGANINA VIC 3029	\$685,000	14-Jun-25
1 WONDER MEWS TRUGANINA VIC 3029	\$670,500	05-May-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: 25 July 2025



90 TANGLEWOOD BOULEVARD TRUGANINA VIC 3029

 4  2  2

Sold Price

\$671,000

Sold Date **04-May-25**

Distance

0.07km



33 MAPLEWOOD CIRCUIT TRUGANINA VIC 3029

 3  2  2

Sold Price

\$685,000

Sold Date **14-Jun-25**

Distance

0.39km



1 WONDER MEWS TRUGANINA VIC 3029

 4  2  -

Sold Price

\$670,500

Sold Date **05-May-25**

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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