

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

9 MIGDALE ROAD 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

\$1,099,000

&

\$1,159,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 May 2024

to

30 Apr 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

84 EVERTON ROAD TRUGANINA VIC 3029

\$1,100,000

20-Dec-24

18 LEDMORE STREET TRUGANINA VIC 3029

\$1,220,000

14-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: 06 May 2025



**84 EVERTON ROAD TRUGANINA
VIC 3029**

 5  3  2

Sold Price

\$1,100,000

Sold Date

20-Dec-24

Distance

1.84km



**18 LEDMORE STREET TRUGANINA
VIC 3029**

 5  3  2

Sold Price

\$1,220,000

Sold Date

14-Jan-25

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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