

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

LOT 413/235 WOODS 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

\$341,900.00

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Other

Suburb

Truganina

Period-from

01 Oct 2024

to

30 Sep 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

6 MUDLARK ROAD TARNEIT VIC 3029	\$410,000	16-Jul-25
58 TOTTORI ROAD TRUGANINA VIC 3029	\$190,900	31-Jul-24

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.

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6 MUDLARK ROAD TARNEIT VIC 3029

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Sold Price **\$410,000** Sold Date **16-Jul-25**

Distance **2.03km**



58 TOTTORI ROAD TRUGANINA VIC 3029

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Sold Price **\$190,900** Sold Date **31-Jul-24**

Distance **6.6km**

RS = Recent sale **UN** = Undisclosed Sale

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