

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

4/10 CORYMBIA COURT 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

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

1/1 WESTMEADOWS LANE TRUGANINA VIC 3029	\$555,000	03-Mar-25
1/10 CORYMBIA COURT TRUGANINA VIC 3029	\$525,000	20-Mar-25
1/30 BRIDLEPATH DRIVE TRUGANINA VIC 3029	\$515,000	28-Mar-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: 04 July 2025



**1/1 WESTMEADOWS LANE
TRUGANINA VIC 3029**

 2  2  1

Sold Price

\$555,000

Sold Date

03-Mar-25

Distance

0.34km



**1/10 CORYMBIA COURT
TRUGANINA VIC 3029**

 3  2  2

Sold Price

\$525,000

Sold Date

20-Mar-25

Distance

0km



**1/30 BRIDLEPATH DRIVE
TRUGANINA VIC 3029**

 3  2  1

Sold Price

\$515,000

Sold Date

28-Mar-25

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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