

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

1 AJAX STREET 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

\$630,000

&

\$675,000

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

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

3 GANESHA STREET TRUGANINA VIC 3029	\$650,000	31-Jan-25
143 MARQUANDS ROAD TRUGANINA VIC 3029	\$660,000	18-Mar-25
15 LARNOOK CRESCENT TRUGANINA VIC 3029	\$660,000	26-Jun-25

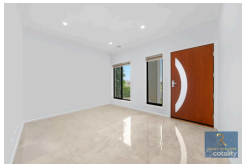
OR

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: 17 July 2025



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**3 GANESHA STREET TRUGANINA
VIC 3029**

3 2 2

Sold Price **\$650,000** Sold Date **31-Jan-25**

Distance **0.3km**



**143 MARQUANDS ROAD
TRUGANINA VIC 3029**

3 2 2

Sold Price **\$660,000** Sold Date **18-Mar-25**

Distance **0.75km**



**15 LARNOOK CRESCENT
TRUGANINA VIC 3029**

3 2 2

Sold Price ^{RS} **\$660,000** Sold Date **26-Jun-25**

Distance **0.94km**

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

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