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

12 FERRIMAN WAY TRUGANINA VIC 3029

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range	- 3000000	&	\$700,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$652,750	Property type	House	Suburb	Truganina		

30 Jun 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale
10 WISDOM AVENUE TRUGANINA VIC 3029	\$695,000	11-May-25
17 ST MARTINS BOULEVARD TRUGANINA VIC 3029	\$660,000	02-May-25
28 MEMPHIS DRIVE TRUGANINA VIC 3029	\$680,000	22-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: 14 July 2025



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consumer.vic.gov.au

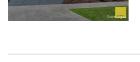


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10 WISDOM AVENUE TRUGANINA VIC 3029 ☐ 4	Sold Price	\$695,000	Sold Date Distance	11-May-25 1.1km
17 ST MARTINS BOULEVARD TRUGANINA VIC 3029	Sold Price	\$660,000	Sold Date	02-May-25
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N/	28 MEMPHIS DRIVE TRUGANINA VIC 3029		Sold Price ^{RS} \$680,000		Sold Date	22-May-25
	🛱 4 👆 2	ç⇒ 2			Distance	1.89km

RS = Recent sale UN = Undisclosed Sale

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