

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

13 PENDULUM 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

House

Suburb

Truganina

Period-from

01 May 2025

to

30 Apr 2026

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

12 DUCKWORTH STREET TRUGANINA VIC 3029	\$695,000	11-Apr-26
527 MORRIS ROAD TRUGANINA VIC 3029	\$692,000	14-Mar-26
17 AQUARIUS STREET TRUGANINA VIC 3029	\$655,000	02-Mar-26

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: 01 May 2026



12 DUCKWORTH STREET TRUGANINA VIC 3029

4 2 2

Sold Price

RS

\$695,000

Sold Date

11-Apr-26

Distance

0.72km



527 MORRIS ROAD TRUGANINA VIC 3029

4 2 2

Sold Price

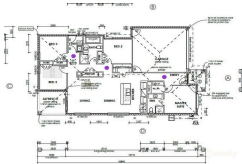
\$692,000

Sold Date

14-Mar-26

Distance

0.73km



17 AQUARIUS STREET TRUGANINA VIC 3029

4 2 2

Sold Price

\$655,000

Sold Date

02-Mar-26

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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