

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

2 EDMONTON AVENUE 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

House

Suburb

Truganina

Period-from

01 Apr 2025

to

31 Mar 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

50 MONET DRIVE TRUGANINA VIC 3029	\$830,000	17-Apr-26
4 PATCHOULI STREET TRUGANINA VIC 3029	\$860,000	05-Mar-26
25 HOPEWOOD AVENUE TRUGANINA VIC 3029	\$855,000	13-Apr-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: 29 April 2026



50 MONET DRIVE TRUGANINA VIC 3029

Sold Price

RS

\$830,000

Sold Date

17-Apr-26



4



2



2

Distance

0.18km



4 PATCHOULI STREET TRUGANINA VIC 3029

Sold Price

\$860,000

Sold Date

05-Mar-26



4



2



2

Distance

0.72km



25 HOPEWOOD AVENUE TRUGANINA VIC 3029

Sold Price

RS

\$855,000

Sold Date

13-Apr-26



4



2



2

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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