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	2/51 WESTMEADOWS LANE 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	$499,000	&	$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price	$523,500	Property type	Unit	Suburb	Truganina
Period-from	01 Feb 2025	to	31 Jan 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.~~

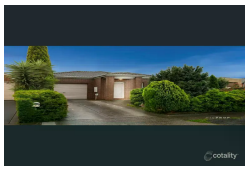
Address of comparable property	Price	Date of sale
1/4 YALE COURT TRUGANINA VIC 3029	$542,000	29-Nov-25
1/8 CASABLANCA COURT TRUGANINA VIC 3029	$525,000	01-Sep-25

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: 11 February 2026

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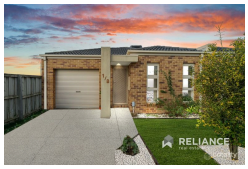


1/4 YALE COURT TRUGANINA VIC 3029

3 2 1

Sold Price **$542,000** Sold Date **29-Nov-25**

Distance **0.38km**



1/8 CASABLANCA COURT TRUGANINA VIC 3029

3 2 1

Sold Price **$525,000** Sold Date **01-Sep-25**

Distance **0.66km**

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

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