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	2/10 SADDLE WYND 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	$575,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	House	Suburb	Truganina
Period-from	01 Nov 2024	to	31 Oct 2025	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
1/14 SADDLE WYND TRUGANINA VIC 3029	$570,000	17-May-24
1/2 CANARY CLOSE TRUGANINA VIC 3029	$570,000	16-Jul-25
3/2 CANARY CLOSE TRUGANINA VIC 3029	$591,000	11-Oct-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: 03 November 2025

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1/14 SADDLE WYND TRUGANINA VIC 3029

3 2 1

Sold Price **$570,000** Sold Date **17-May-24**

Distance **0.05km**



1/2 CANARY CLOSE TRUGANINA VIC 3029

4 2 1

Sold Price Sold Date **16-Jul-25**

Distance **0.16km**



3/2 CANARY CLOSE TRUGANINA VIC 3029

4 2 1

Sold Price RS **$591,000** Sold Date **11-Oct-25**

Distance **0.16km**

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

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