

## 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

22 NILE DRIVE TRUGANINA VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,000

Property type

House

Suburb

Truganina

Period-from

01 Oct 2024

to

30 Sep 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

11 CROSBY STREET TRUGANINA VIC 3029	\$1,280,000	31-May-25
32 TEKAPO STREET TRUGANINA VIC 3029	\$1,200,000	03-Apr-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: 06 October 2025


**11 CROSBY STREET TRUGANINA  
VIC 3029**

 5
  5
  2

Sold Price **\$1,280,000** Sold Date **31-May-25**

Distance **1.47km**


**32 TEKAPO STREET TRUGANINA  
VIC 3029**

 5
  5
  2

Sold Price **\$1,200,000** Sold Date **03-Apr-25**

Distance **1.73km**

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

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