

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

36 CLEARWOOD DRIVE 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

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,500

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

13 APHRODITE DRIVE TRUGANINA VIC 3029	\$730,000	17-Sep-25
7 TREVOR CRESCENT TRUGANINA VIC 3029	\$660,000	06-Nov-25
10 FARADAY COURT TRUGANINA VIC 3029	\$669,888	18-Nov-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: 24 November 2025



**13 APHRODITE DRIVE TRUGANINA
VIC 3029**

Sold Price

^{RS} **\$730,000**

Sold Date

17-Sep-25

 4  2  2

Distance

0.82km



**7 TREVOR CRESCENT TRUGANINA
VIC 3029**

Sold Price

^{RS} **\$660,000**

Sold Date

06-Nov-25

 4  2  2

Distance

0.92km



**10 FARADAY COURT TRUGANINA
VIC 3029**

Sold Price

^{RS} **\$669,888**

Sold Date

18-Nov-25

 3  2  2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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