

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

9 CLEARWATER RISE PARADE 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

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

20 GAMBINO CRESCENT TRUGANINA VIC 3029	\$805,000	27-Nov-25
13 SILVERWOOD DRIVE TRUGANINA VIC 3029	\$811,500	15-Nov-25
4 KINGSFIELD WAY TRUGANINA VIC 3029	\$815,000	05-Jan-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: 09 February 2026

Archi Altun
P 03 9526 8103
M 0424 786 708
E sales@everywherere.com.au



**20 GAMBINO CRESCENT
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$805,000** Sold Date **27-Nov-25**

Distance **0.54km**



**13 SILVERWOOD DRIVE
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$811,500** Sold Date **15-Nov-25**

Distance **1.61km**



**4 KINGSFIELD WAY TRUGANINA
VIC 3029**

 4  2  2

Sold Price ^{RS} **\$815,000** Sold Date **05-Jan-26**

Distance **1.72km**

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

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