

## 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

13 ROMEK WAY 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

\$745,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Truganina

Period-from

01 May 2025

to

30 Apr 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

521 MORRIS ROAD TRUGANINA VIC 3029	\$721,000	26-Feb-26
148 WESTMEADOWS LANE TRUGANINA VIC 3029	\$827,500	18-Dec-25
8 BOTANICAL DRIVE TRUGANINA VIC 3029	\$800,000	27-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.~~

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Abishek Elawaadhi  
 P 0499997711  
 M 0499883311  
 E abishek@okasre.com.au



**521 MORRIS ROAD TRUGANINA  
 VIC 3029**

 4  2  2

Sold Price **\$721,000** Sold Date **26-Feb-26**

Distance **0.56km**



**148 WESTMEADOWS LANE  
 TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$827,500** Sold Date **18-Dec-25**

Distance **0.33km**



**8 BOTANICAL DRIVE TRUGANINA  
 VIC 3029**

 4  2  2

Sold Price **\$800,000** Sold Date **27-Jan-26**

Distance **0.96km**

RS = Recent sale      UN = Undisclosed Sale

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