

## 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

2/17 VANDERBILT AVENUE 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

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Truganina

Period-from

01 Apr 2025

to

31 Mar 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

1/31 RED ROBIN ROAD TRUGANINA VIC 3029	\$585,000	02-Mar-26
1/42 BRIDLEPATH DRIVE TRUGANINA VIC 3029	\$600,000	03-Jan-26
1/25 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$570,000	19-Feb-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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**1/31 RED ROBIN ROAD  
TRUGANINA VIC 3029**

4 2 1

Sold Price <sup>RS</sup> **\$585,000** Sold Date **02-Mar-26**

Distance **0.79km**



**1/42 BRIDLEPATH DRIVE  
TRUGANINA VIC 3029**

4 2 1

Sold Price **\$600,000** Sold Date **03-Jan-26**

Distance **0.85km**



**1/25 HORSESHOE CIRCUIT  
TRUGANINA VIC 3029**

3 2 1

Sold Price **\$570,000** Sold Date **19-Feb-26**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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