

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode
45 Brigalow 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 \$590,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price 604,950K *House *Unit Suburb Truganina VIC3029

Period - From 1/2/2025 to 31/1/2026 Source Realestate.com

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 six 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

9 Maplewood Circuit, Truganina, Vic 3029	\$595,000	17/02/2026
35 Wheat Avenue, Truganina, Vic 3029	\$590,000	09/02/2026
11 Betinick Road, Truganina, Vic 3029	\$635,000	20/01/2026

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 six months.