

## 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 PEDLEY 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

\$825,000

&

\$905,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2025

to

28 Feb 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 SCHILLER STREET TRUGANINA VIC 3029	\$885,000	18-Nov-25
10 MIGDALE ROAD TRUGANINA VIC 3029	\$886,500	27-Feb-26
24 SEYMOUR STREET TRUGANINA VIC 3029	\$832,000	16-Oct-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: 04 March 2026


**1 SCHILLER STREET TRUGANINA  
VIC 3029**
 4   
  2   
  2

Sold Price

**\$885,000**

Sold Date

**18-Nov-25**

Distance

**0.46km**

**10 MIGDALE ROAD TRUGANINA  
VIC 3029**
 4   
  2   
  2

Sold Price

<sup>RS</sup> **\$886,500**

Sold Date

**27-Feb-26**

Distance

**1.01km**

**24 SEYMOUR STREET TRUGANINA  
VIC 3029**
 4   
  2   
  2

Sold Price

**\$832,000**

Sold Date

**16-Oct-25**

Distance

**1.1km**

RS = Recent sale

UN = Undisclosed Sale

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