

## 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

3 CALHOON STREET 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

\$669,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,750

Property type

House

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

31 WIDMARK ROAD TRUGANINA VIC 3029	\$680,000	21-Nov-25
26 WHEAT AVENUE TRUGANINA VIC 3029	\$690,000	28-Nov-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: 22 April 2026



**31 WIDMARK ROAD TRUGANINA  
 VIC 3029**

 3  3  2

Sold Price **\$680,000** Sold Date **21-Nov-25**

Distance **0.09km**



**26 WHEAT AVENUE TRUGANINA  
 VIC 3029**

 4  2  2

Sold Price **\$690,000** Sold Date **28-Nov-25**

Distance **0.64km**

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

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