

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

21 PENDULUM STREET 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

\$770,000

&

\$837,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

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

148 WESTMEADOWS LANE TRUGANINA VIC 3029	\$827,500	18-Dec-25
2 JOANNE DRIVE TRUGANINA VIC 3029	\$800,000	02-Mar-26
18 MERRIBAH WAY TRUGANINA VIC 3029	\$780,000	01-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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**148 WESTMEADOWS LANE
TRUGANINA VIC 3029**

 4  2  2

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

Distance **1.02km**



**2 JOANNE DRIVE TRUGANINA VIC
3029**

 4  2  2

Sold Price ^{RS} **\$800,000** Sold Date **02-Mar-26**

Distance **1.01km**



**18 MERRIBAH WAY TRUGANINA
VIC 3029**

 4  2  2

Sold Price **\$780,000** Sold Date **01-Feb-26**

Distance **1.91km**

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

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