

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 17 EDENDERRY STREET TRUGANINA VIC 3029 | \$755,000 | 30-Dec-25 |
| 21 SAMSARA AVENUE TRUGANINA VIC 3029   | \$670,000 | 24-Nov-25 |
| 22 RINGAROOMA DRIVE TRUGANINA VIC 3029 | \$712,000 | 31-Jan-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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**17 EDENDERRY STREET  
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$755,000** Sold Date **30-Dec-25**

Distance **0.13km**



**21 SAMSARA AVENUE TRUGANINA  
VIC 3029**

4 2 2

Sold Price **\$670,000** Sold Date **24-Nov-25**

Distance **0.62km**



**22 RINGAROOMA DRIVE  
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$712,000** Sold Date **31-Jan-26**

Distance **1.03km**

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

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