

## 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

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,750

Property type

House

Suburb

Truganina

Period-from

01 May 2025

to

30 Apr 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

19 KONDALILLA DRIVE TRUGANINA VIC 3029	\$740,000	21-Apr-26
12 DOYLE COURT TRUGANINA VIC 3029	\$730,000	17-Apr-26
5 GUTHRIE WAY TRUGANINA VIC 3029	\$710,000	07-Apr-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.~~

This Statement of Information was prepared on: 05 May 2026

Kevin Fan  
P 1300 568347  
M 0491 606 640  
E kevin.f@gsregroup.com.au



**19 KONDALILLA DRIVE  
TRUGANINA VIC 3029**

4 2 2

Sold Price <sup>RS</sup> **\$740,000** Sold Date **21-Apr-26**

Distance **0.79km**



**12 DOYLE COURT TRUGANINA VIC  
3029**

4 2 2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **17-Apr-26**

Distance **1.41km**



**5 GUTHRIE WAY TRUGANINA VIC  
3029**

4 2 2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **07-Apr-26**

Distance **1.19km**

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

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