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	43 Yucamane Drive, Truganina, Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$667,000

Median sale price

Median price	$680,000	Property type	*House*	Suburb	Truganina

Period - From	01/12/2025	to	28/02/2026	Source	PropTrack

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 six 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 Sama Prom, Truganina, VIC 3029	$668,250	04/12/2025
Lot 417 Sama Promenade, Truganina, VIC 3029	$668,250	24/12/2025
40 Westdahl Street, Truganina, VIC 3029	$670,000	14/12/2025

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 six months.~~

This Statement of Information was prepared on: 13/03/2026