

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

1 KURUNJANG DRIVE KURUNJANG VIC 3337

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

\$679,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

13 BEAUVIEW COURT KURUNJANG VIC 3337	\$702,500	08-Jan-25
24 BANKER STREET KURUNJANG VIC 3337	\$690,000	19-Feb-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: 16 July 2025

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13 BEAUVIEW COURT KURUNJANG VIC 3337 Sold Price **\$702,500** Sold Date **08-Jan-25**

 4  2  2

Distance **1.2km**



24 BANKER STREET KURUNJANG VIC 3337 Sold Price **\$690,000** Sold Date **19-Feb-25**

 4  2  2

Distance **1.96km**

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

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