

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

18a Kororoit Court, Kurunjang Vic 3337

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$541,000

Property Type

House

Suburb

Kurunjang

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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
1	8 Chanak PI KURUNJANG 3337	\$680,000	04/04/2025
2	3 Black Knight Way KURUNJANG 3337	\$359,890	03/03/2025
3			

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:

26/05/2025 10:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000
Median House Price
March quarter 2025: \$541,000

The two most recent vacant lot sales are smaller blocks compared to 18a Kororoit Crt. 8 Chanak Place - 1,537 SQM 3 Black Knight Way - 831 SQM

Comparable Properties



8 Chanak PI KURUNJANG 3337 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 04/04/2025
Property Type: Land
Land Size: 1537 sqm approx



3 Black Knight Way KURUNJANG 3337 (REI/VG)

Agent Comments



Price: \$359,890
Method: Private Sale
Date: 03/03/2025
Property Type: Land
Land Size: 831 sqm approx

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.