

## 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

214 CENTENARY AVENUE KURUNJANG VIC 3337

### 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

\$599,000

&

\$649,000

### 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

5 CLAIRE COURT KURUNJANG VIC 3337	\$625,000	21-Feb-25
14 NIMMO CRESCENT KURUNJANG VIC 3337	\$628,000	26-Jun-25
13 GERALDINE COURT KURUNJANG VIC 3337	\$660,000	09-Apr-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: 15 July 2025



**5 CLAIRE COURT KURUNJANG VIC 3337** Sold Price **\$625,000** Sold Date **21-Feb-25**

4 2 2

Distance **0.64km**



**14 NIMMO CRESCENT KURUNJANG VIC 3337** Sold Price <sup>RS</sup> **\$628,000** Sold Date **26-Jun-25**

4 2 1

Distance **1.2km**



**13 GERALDINE COURT KURUNJANG VIC 3337** Sold Price **\$660,000** Sold Date **09-Apr-25**

4 2 4

Distance **0.29km**

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

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