

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 DUNVEGAN 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Kurunjang

Period-from

01 Apr 2024

to

31 Mar 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

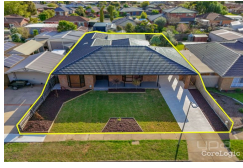
Date of sale

247 GISBORNE-MELTON ROAD KURUNJANG VIC 3337	\$590,000	17-Sep-24
52 CHRISTINA CRESCENT KURUNJANG VIC 3337	\$621,000	31-Jul-24
18 GUNNAWARRA ROAD KURUNJANG VIC 3337	\$600,000	03-Mar-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: 08 April 2025



**247 GISBORNE-MELTON ROAD
KURUNJANG VIC 3337**

3 2 2

Sold Price **\$590,000** Sold Date **17-Sep-24**

Distance **0.4km**



**52 CHRISTINA CRESCENT
KURUNJANG VIC 3337**

3 2 2

Sold Price **\$621,000** Sold Date **31-Jul-24**

Distance **0.49km**



**18 GUNNAWARRA ROAD
KURUNJANG VIC 3337**

3 2 3

Sold Price ^{RS} **\$600,000** Sold Date **03-Mar-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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