Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	e							
Address Including suburb and postcode	1/15 THE WELKIN TRAIL KURUNJANG VIC 3337							
Indicative selling price For the meaning of this price	soo consumer vic	c dov an	ı/underguotin	a (*D	elete single p	rice or range	as applicable)	
For the meaning of this price	s see consumer.vic	J.gov.au						
Single Price	7m		or range between		\$1,849,000	&	\$1,949,000	
Madian cala prica								
Median sale price	nliaghla)							
(*Delete house or unit as ap	plicable)		f*************************************	**************				
Median Price	\$539,000	Prop	Property type House		House	Suburb	Kurunjang	
Period-from	01 Aug 2024	to	31 Jul 20	25	Source		Cotality	
Comparable property s	ales (*Delete A	or B b	oelow as a	pplic	able)			
A* Those are the three	nroperties sold wit	hin two	kilometres of	the I	property for sa	le in the last	6 months that the	
estate agent or ager Address of comparable p		conside	som sa oj si	COIII		ice	Date of sale	
/ taglood of comparable p								
							,	
		4						
		***************************************	es					
OR								
B* The estate agent or sold within two kilon	agent's representa	ative rea	asonably beli	eves	that fewer tha	n three comp	parable properties were	

This Statement of Information was prepared on: 04 August 2025



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le							
Address Including suburb and postcode	172 STATION ROAD MELTON VIC 3337							
Indicative selling price								
For the meaning of this price	e see consumer.vi	c.gov.a	au/underquo	ting (*[Delete single price	e or range	as applicable)	
Single Price			or range between		\$559,000	&	\$599,000	
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$477,500	Pro	perty type	House		Suburb	Melton	
Period-from	01 Aug 2024	to	o 31 Jul 2025		Source	Cotality		

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
39 LORIMER STREET MELTON VIC 3337	\$578,500	07-Apr-25
26 VISTA DRIVE MELTON VIC 3337	\$565,000	05-Jul-25
20 PERRY CLOSE MELTON VIC 3337	\$561,500	30-Jul-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.

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