

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

\$579,000

&

\$599,000

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
34 SKIPTON STREET KURUNJANG VIC 3337	\$585,000	21-May-24

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: 28 April 2025



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

3 2 2

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

Distance **0.4km**



**34 SKIPTON STREET KURUNJANG
VIC 3337**

3 2 2

Sold Price **\$585,000** Sold Date **21-May-24**

Distance **0.73km**

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

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