

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

2/76 GREENHILLS 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

\$555,000

&

\$607,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$419,000

Property type

Unit

Suburb

Kurunjang

Period-from

01 Dec 2024

to

30 Nov 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

1/34 MCBURNIE DRIVE KURUNJANG VIC 3337	\$545,000	30-Sep-25
1/39 ARGYLL CIRCUIT MELTON WEST VIC 3337	\$555,000	17-Oct-25
1/27 FAIRCROFT DRIVE BROOKFIELD VIC 3338	\$540,000	05-Nov-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: 17 December 2025



**1/34 MCBURNIE DRIVE
KURUNJANG VIC 3337**

 3  2  1

Sold Price **\$545,000** Sold Date **30-Sep-25**

Distance **0.17km**



**1/39 ARGYLL CIRCUIT MELTON
WEST VIC 3337**

 3  2  1

Sold Price **\$555,000** Sold Date **17-Oct-25**

Distance **1.48km**



**1/27 FAIRCROFT DRIVE
BROOKFIELD VIC 3338**

 3  2  1

Sold Price **\$540,000** Sold Date **05-Nov-25**

Distance **2.9km**

RS = Recent sale

UN = Undisclosed Sale

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