## 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

28 LORD NOLAN STREET 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	\$650,000	<del>or range</del> <del>between</del>		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$540,000	Prope	erty type		House	Suburb	Kurunjang
Period-from	01 Sep 2024	to	31 Aug 2	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
24 LORD NOLAN STREET KURUNJANG VIC 3337	\$610,000	18-Oct-24
28 SPEARFELT STREET KURUNJANG VIC 3337	\$555,000	25-Sep-24
18 SPEARFELT STREET KURUNJANG VIC 3337	\$600,000	27-Nov-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: 17 September 2025





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24 LORD NOLAN STREET **KURUNJANG VIC 3337** 

aa2

Sold Price

\$610,000 Sold Date 18-Oct-24

0.03km Distance



28 SPEARFELT STREET **KURUNJANG VIC 3337** 

₽ 2

Sold Price

\$555,000 Sold Date 25-Sep-24

Distance 0.08km



**18 SPEARFELT STREET KURUNJANG VIC 3337** 

四 4

Sold Price

\$600,000 Sold Date 27-Nov-24

Distance 0.12km



24 BANKER STREET KURUNJANG Sold Price **VIC 3337** 

**4** ₽ 2 ⇔ 2

**\$690,000** Sold Date **19-Feb-25** 

0.17km Distance



40 BANKER STREET KURUNJANG Sold Price **VIC 3337** 

\$ 2

四 4 ₾ 2

\$550,000 Sold Date 14-Nov-24

Distance

0.19km

**RS** = Recent sale

UN = Undisclosed Sale

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