

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

3/179 GISBORNE-MELTON ROAD 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

\$359,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Unit

Suburb

Kurunjang

Period-from

01 Jun 2024

to

31 May 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

1/66 CHURCH STREET MELTON VIC 3337	\$379,000	03-Feb-25
2/56 HENRY STREET MELTON VIC 3337	\$360,000	31-Mar-25
1/51 MCKENZIE STREET MELTON VIC 3337	\$395,000	04-Apr-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: 02 June 2025



1/66 CHURCH STREET MELTON VIC 3337 Sold Price **\$379,000** Sold Date **03-Feb-25**

2 1 1

Distance **2.23km**



2/56 HENRY STREET MELTON VIC 3337 Sold Price **\$360,000** Sold Date **31-Mar-25**

2 1 2

Distance **2.47km**



1/51 MCKENZIE STREET MELTON VIC 3337 Sold Price **\$395,000** Sold Date **04-Apr-25**

2 1 1

Distance **2.44km**

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

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