

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

41 WALSINGHAM CRESCENT 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,000

Property type

House

Suburb

Kurunjang

Period-from

01 May 2024

to

30 Apr 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

52 WALSINGHAM CRESCENT KURUNJANG VIC 3337	\$483,000	04-Feb-25
5 HARROW COURT KURUNJANG VIC 3337	\$510,000	15-Jan-25
35 TULLOCH AVENUE KURUNJANG VIC 3337	\$515,000	30-Jan-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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**52 WALSINGHAM CRESCENT
KURUNJANG VIC 3337**

3 2 2

Sold Price **\$483,000** Sold Date **04-Feb-25**

Distance **0.17km**



**5 HARROW COURT KURUNJANG
VIC 3337**

3 2 2

Sold Price **\$510,000** Sold Date **15-Jan-25**

Distance **0.78km**



**35 TULLOCH AVENUE
KURUNJANG VIC 3337**

3 2 1

Sold Price **\$515,000** Sold Date **30-Jan-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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