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	6 ERAMU PLACE 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	$599,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	House	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
14 WALSINGHAM CRESCENT KURUNJANG VIC 3337	$650,000	18-Sep-25
64 PENNYROYAL CRESCENT KURUNJANG VIC 3337	$645,000	21-Jul-25
66 CENTENARY AVENUE KURUNJANG VIC 3337	$620,000	16-Jul-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: 08 December 2025

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14 WALSINGHAM CRESCENT KURUNJANG VIC 3337

4 2 4

Sold Price RS $650,000 Sold Date 18-Sep-25

Distance 0.43km



64 PENNYROYAL CRESCENT KURUNJANG VIC 3337

3 2 2

Sold Price $645,000 Sold Date 21-Jul-25

Distance 0.4km



66 CENTENARY AVENUE KURUNJANG VIC 3337

4 2 2

Sold Price $620,000 Sold Date 16-Jul-25

Distance 0.45km

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

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