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<br>Including suburb and postcode | 12 MANNING AVENUE 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 | $450,000 | & | $495,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $561,250 | Property type | House | Suburb | Kurunjang |
| Period-from | 01 Feb 2025 | to | 31 Jan 2026 | 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 |
|---|---|---|
| 4 LUBY COURT MELTON VIC 3337 | $510,000 | 16-Aug-25 |
| 3 LUBY COURT MELTON VIC 3337 | $503,000 | 09-Aug-25 |
| 52 JAMES COOK DRIVE MELTON WEST VIC 3337 | $530,000 | 06-Oct-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: 04 February 2026

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**4 LUBY COURT MELTON VIC 3337** Sold Price **$510,000** Sold Date **16-Aug-25**

3 1 2 Distance **3.07km**



**3 LUBY COURT MELTON VIC 3337** Sold Price **$503,000** Sold Date **09-Aug-25**

3 1 2 Distance **3.12km**



**52 JAMES COOK DRIVE MELTON WEST VIC 3337** Sold Price **$530,000** Sold Date **06-Oct-25**

3 1 2 Distance **3.32km**



**5 TEEDA COURT MELTON SOUTH VIC 3338** Sold Price Sold Date **20-Oct-25**

3 1 2 Distance **3.86km**



**21 PAMELA COURT MELTON WEST VIC 3337** Sold Price **$580,000** Sold Date **12-Aug-25**

3 1 4 Distance **3.98km**

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

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