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	3/9 Kurrajong Court, Grovedale VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $490,000 & $520,000

Median sale price

Median price $493,750 Property Type Unit Suburb Grovedale

Period - From 16/12/2024 to 15/06/2025 Source price_finder

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/23 Learmouth Street Belmont VIC	$510,000	14/03/2025
1/7 Banksia Place Grovedale VIC	$492,000	27/02/2025
3/9 Heyers Road Grovedale VIC	$494,000	16/05/2025

This Statement of Information was prepared on: 17/06/2025