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	5 NUMERING COURT 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	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	House	Suburb	Kurunjang
Period-from	01 Nov 2024	to	31 Oct 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
9 BUNGARRA COURT KURUNJANG VIC 3337	$621,000	30-Jun-25
64 PENNYROYAL CRESCENT KURUNJANG VIC 3337	$645,000	21-Jul-25
69 MOWBRAY CRESCENT KURUNJANG VIC 3337	$610,000	01-Nov-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: 10 November 2025

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9 BUNGARRA COURT KURUNJANG VIC 3337

3 2 2

Sold Price **$621,000** Sold Date **30-Jun-25**

Distance **0.59km**



64 PENNYROYAL CRESCENT KURUNJANG VIC 3337

3 2 2

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

Distance **0.71km**



69 MOWBRAY CRESCENT KURUNJANG VIC 3337

3 2 -

Sold Price RS **$610,000** Sold Date **01-Nov-25**

Distance **0.27km**

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

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