

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

4 MOLGA CLOSE 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

\$625,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

House

Suburb

Kurunjang

Period-from

01 Apr 2025

to

31 Mar 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

8 BARAR COURT KURUNJANG VIC 3337	\$655,000	26-Mar-26
5 NUMERING COURT KURUNJANG VIC 3337	\$645,000	20-Nov-25
15 ADINA COURT KURUNJANG VIC 3337	\$662,000	14-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: 13 April 2026


8 BARAR COURT KURUNJANG VIC 3337

Sold Price

RS

\$655,000

Sold Date

26-Mar-26
 3

  2

  2

Distance

0.02km

5 NUMERING COURT KURUNJANG VIC 3337

Sold Price

\$645,000

Sold Date

20-Nov-25
 3

  2

  2

Distance

0.5km

15 ADINA COURT KURUNJANG VIC 3337

Sold Price

\$662,000

Sold Date

14-Oct-25
 3

  2

  3

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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