

## 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

2/10 LAGARNA DRIVE KURUNJANG VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$439,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,500

Property type

House

Suburb

Kurunjang

Period-from

01 May 2025

to

30 Apr 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

8/39 SCOTT STREET MELTON VIC 3337	\$450,000	12-Mar-26
1/3 ALEX COURT KURUNJANG VIC 3337	\$470,000	11-Mar-25
2/49 SMOULT DRIVE KURUNJANG VIC 3337	\$469,000	05-Sep-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: 14 May 2026



**8/39 SCOTT STREET MELTON VIC 3337** Sold Price **\$450,000** Sold Date **12-Mar-26**

 2  1  1

Distance **0.5km**



**1/3 ALEX COURT KURUNJANG VIC 3337** Sold Price **\$470,000** Sold Date **11-Mar-25**

 3  2  2

Distance **0.56km**



**2/49 SMOULT DRIVE KURUNJANG VIC 3337** Sold Price **\$469,000** Sold Date **05-Sep-25**

 3  1  2

Distance **0.65km**

RS = Recent sale      UN = Undisclosed Sale

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