

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

1/30 MCBURNIE DRIVE 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

House

Suburb

Kurunjang

Period-from

01 Aug 2024

to

31 Jul 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

2/32 MCBURNIE DRIVE KURUNJANG VIC 3337	\$518,000	20-Aug-24
1/3 CLAIRE COURT KURUNJANG VIC 3337	\$480,000	12-Jul-25
2/16 LINDA PLACE KURUNJANG VIC 3337	\$520,000	12-Jun-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: 18 August 2025



**2/32 MCBURNIE DRIVE
KURUNJANG VIC 3337**

 3  2  1

Sold Price **\$518,000** Sold Date **20-Aug-24**

Distance **0.02km**



**1/3 CLAIRE COURT KURUNJANG
VIC 3337**

 3  2  1

Sold Price **\$480,000** Sold Date **12-Jul-25**

Distance **0.11km**



**2/16 LINDA PLACE KURUNJANG
VIC 3337**

 4  2  1

Sold Price **\$520,000** Sold Date **12-Jun-25**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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