

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

2/66 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

or range
between

\$529,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

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

| | | |
|--|-----------|-----------|
| 1/34 MCBURNIE DRIVE KURUNJANG VIC 3337 | \$545,000 | 30-Sep-25 |
| 2/12 MAXIMUS COURT KURUNJANG VIC 3337 | \$530,000 | 02-Jul-25 |
| 1/22 MARLO DRIVE HARKNESS VIC 3337 | \$540,000 | 30-Jan-26 |

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: 22 April 2026