

Property Price Statement

Single residential property

located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 14/10/26

Property offered for sale

Address
Including suburb and
postcode

15 CHRISTINA CRESCENT KURUNJANG VIC 3337

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	4	2	2	222m ²	832m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$749,000

&

\$799,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	\$615,000	Property type	House	Suburb	Kurunjang
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold ~~within two kilometres of the property for sale in the last six months.~~

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
261 GISBORNE-MELTON ROAD KURUNJANG VIC 3337	\$755,000	27-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	4	2	218m ²	759m ²

Comparable property 2

Address	Sale price	Date of sale
33 ARCHER DRIVE KURUNJANG VIC 3337	\$765,000	18-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	4	2	2	300m ²	729m ²

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

☒ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Following consideration of the available sales evidence, only one sale was identified as being sufficiently comparable to the subject property in terms of its relevant characteristics. The comparable sales analysis reflects the evidence available at the time of assessment. The selection and weighting of sales are matters of professional judgement, having regard to the relative similarities and differences between the properties considered. Other available sales were reviewed; however, several involved properties offering a greater number of bedrooms and/or achieving materially higher sale prices. These properties were considered less directly comparable, as differences in accommodation, overall utility and other property-specific attributes may influence purchaser demand and the price achieved. Accordingly, such sales were not considered directly equivalent to the subject property and were given limited weight in the assessment, where appropriate.

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	\$ _____
Unconditional sale date	____/____/____


**261 GISBORNE-MELTON ROAD
KURUNJANG VIC 3337**

HOUSE

 3

 4

 2

 759m²
 218m²

Distance

0.41km

Sold Price

\$755,000

Sold Date

27-May-26

**33 ARCHER DRIVE KURUNJANG
VIC 3337**

HOUSE

 4

 2

 2

 729m²
 300m²

Distance

0.52km

Sold Price

\$765,000

Sold Date

18-May-26
RS = Recent sale

UN = Undisclosed Sale

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