

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

3 ADAM WAY 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

\$1,299,000

&

\$1,399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jul 2025

to

30 Jun 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

2/7 DJERRIWARRH COURT KURUNJANG VIC 3337	\$1,300,000	09-Oct-25
21 SPRINGBANK WAY BROOKFIELD VIC 3338	\$1,380,000	27-Oct-25
238 CLARKES ROAD BROOKFIELD VIC 3338	\$1,368,000	22-Apr-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: 08 July 2026