

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

7 NOWIE CLOSE 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

\$730,000

&

\$750,000

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

6 MELROME COURT KURUNJANG VIC 3337	\$733,000	05-Dec-24
2 NOWIE CLOSE KURUNJANG VIC 3337	\$705,000	18-Dec-25
40 KIRKTON DRIVE KURUNJANG VIC 3337	\$720,000	24-Feb-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: 11 May 2026



**6 MELROME COURT KURUNJANG
VIC 3337**

 4  2  3

Sold Price

\$733,000

Sold Date **05-Dec-24**

Distance **0.25km**



**2 NOWIE CLOSE KURUNJANG VIC
3337**

 4  2  2

Sold Price

\$705,000

Sold Date **18-Dec-25**

Distance **0.09km**



**40 KIRKTON DRIVE KURUNJANG
VIC 3337**

 4  2  5

Sold Price

\$720,000

Sold Date **24-Feb-26**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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