

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

2/76 GREENHILLS 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

\$579,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,000

Property type

Unit

Suburb

Kurunjang

Period-from

01 Dec 2024

to

30 Nov 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

1/39 ARGYLL CIRCUIT MELTON WEST VIC 3337	\$555,000	07-Nov-25
37 KIRKTON DRIVE KURUNJANG VIC 3337	\$510,000	10-Nov-25
2/94 DUNVEGAN DRIVE KURUNJANG VIC 3337	\$515,000	28-Nov-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: 02 December 2025



**1/39 ARGYLL CIRCUIT MELTON
WEST VIC 3337**

3 2 1

Sold Price

^{RS}

\$555,000

Sold Date **07-Nov-25**

Distance

1.48km



**37 KIRKTON DRIVE KURUNJANG
VIC 3337**

3 2 1

Sold Price

^{RS}

\$510,000

Sold Date **10-Nov-25**

Distance

1.57km



**2/94 DUNVEGAN DRIVE
KURUNJANG VIC 3337**

3 2 1

Sold Price

^{RS}

\$515,000

Sold Date **28-Nov-25**

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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