

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

4 PERENNIAL 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

\$600,000

&

\$650,000

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

5 SKIPTON STREET KURUNJANG VIC 3337	\$645,000	28-Apr-26
40 BORROWDALE ROAD HARKNESS VIC 3337	\$610,000	07-May-26
65 DUNVEGAN DRIVE KURUNJANG VIC 3337	\$640,000	04-May-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 July 2026


**5 SKIPTON STREET KURUNJANG
VIC 3337**
 3  2  2

Sold Price

\$645,000

Sold Date

28-Apr-26

Distance

1.78km

**40 BORROWDALE ROAD
HARKNESS VIC 3337**
 3  2  -

Sold Price

\$610,000

Sold Date

07-May-26

Distance

1.82km

**65 DUNVEGAN DRIVE KURUNJANG
VIC 3337**
 3  2  2

Sold Price

\$640,000

Sold Date

04-May-26

Distance

1.86km
RS = Recent sale

UN = Undisclosed Sale

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