

## 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

20 MAREE COURT KURUNJANG VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Kurunjang

Period-from

01 Jun 2025

to

31 May 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

4 OORINDI CLOSE KURUNJANG VIC 3337	\$630,000	17-Feb-26
12 RODERICK DRIVE KURUNJANG VIC 3337	\$650,000	28-Feb-26
221 GISBORNE-MELTON ROAD KURUNJANG VIC 3337	\$625,000	07-Mar-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: 10 June 2026



**4 OORINDI CLOSE KURUNJANG  
VIC 3337**

 3  2  2

Sold Price **\$630,000** Sold Date **17-Feb-26**

Distance **0.2km**



**12 RODERICK DRIVE KURUNJANG  
VIC 3337**

 3  2  2

Sold Price **\$650,000** Sold Date **28-Feb-26**

Distance **0.2km**



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

 3  2  2

Sold Price **\$625,000** Sold Date **07-Mar-26**

Distance **0.37km**



**65 DUNVEGAN DRIVE KURUNJANG  
VIC 3337**

 3  2  2

Sold Price <sup>RS</sup> **\$640,000** Sold Date **11-May-26**

Distance **0.58km**



**5 SKIPTON STREET KURUNJANG  
VIC 3337**

 3  2  2

Sold Price <sup>RS</sup> **\$645,000** Sold Date **08-May-26**

Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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