

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

6 LEAVES LANE 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

House

Suburb

Kurunjang

Period-from

01 Oct 2024

to

30 Sep 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

7 POSEIDON STREET KURUNJANG VIC 3337	\$512,000	31-Aug-25
124 BLACK KNIGHT WAY KURUNJANG VIC 3337	\$510,000	16-Apr-25
13 JAQUE COURT KURUNJANG VIC 3337	\$520,000	17-Jun-25

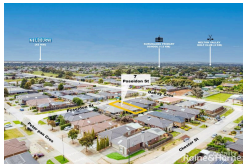
OR

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.~~

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Ashwin Sharma
P 03 9514 8835
M 0420 599 757
E ashwin.sharma@little.com.au



7 POSEIDON STREET KURUNJANG VIC 3337 Sold Price **\$512,000** Sold Date **31-Aug-25**

3 2 1

Distance **0.96km**



124 BLACK KNIGHT WAY KURUNJANG VIC 3337 Sold Price **\$510,000** Sold Date **16-Apr-25**

3 2 1

Distance **1.43km**



13 JAQUE COURT KURUNJANG VIC 3337 Sold Price ^{RS} **\$520,000** Sold Date **17-Jun-25**

3 2 1

Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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