

## 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

23 LAGARNA DRIVE 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

\$699,000

&

\$739,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,000

Property type

House

Suburb

Kurunjang

Period-from

01 Apr 2025

to

31 Mar 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

2 CYPRUS PLACE MELTON WEST VIC 3337	\$730,000	29-Dec-25
16 SUGAR BERRY RISE HARKNESS VIC 3337	\$700,000	16-Jan-26
80 DALRAY CRESCENT KURUNJANG VIC 3337	\$705,000	09-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: 20 April 2026

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**2 CYPRUS PLACE MELTON WEST  
VIC 3337**

 4  2  2

Sold Price **\$730,000** Sold Date **29-Dec-25**

Distance **1.58km**



**16 SUGAR BERRY RISE HARKNESS  
VIC 3337**

 4  2  2

Sold Price **\$700,000** Sold Date **16-Jan-26**

Distance **1.65km**



**80 DALRAY CRESCENT  
KURUNJANG VIC 3337**

 4  2  2

Sold Price **\$705,000** Sold Date **09-Nov-25**

Distance **1.92km**

RS = Recent sale      UN = Undisclosed Sale

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