

## 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

16 PENNYROYAL CRESCENT 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

\$579,000

&

\$619,000

### 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

5 BALUK PLACE KURUNJANG VIC 3337	\$600,000	20-Mar-26
15 GLADSTONE GROVE MELTON VIC 3337	\$591,110	20-Apr-26
67 KURUNJANG DRIVE KURUNJANG VIC 3337	\$610,000	09-Jan-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.~~

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**5 BALUK PLACE KURUNJANG VIC 3337**

Sold Price

**\$600,000**

Sold Date

**20-Mar-26**

3 1 -

Distance

**0.35km****15 GLADSTONE GROVE MELTON VIC 3337**

Sold Price

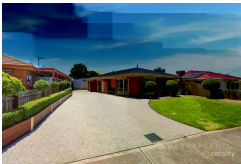
**\$591,110**

Sold Date

**20-Apr-26**

3 1 1

Distance

**0.87km****67 KURUNJANG DRIVE KURUNJANG VIC 3337**

Sold Price

**\$610,000**

Sold Date

**09-Jan-26**

3 1 2

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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