

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 KRISTY COURT JAN JUC VIC 3228
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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	\$2,395,000	&	\$2,595,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,310,000	Property type	House	Suburb	Jan Juc
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 TREVENEN COURT JAN JUC VIC 3228	\$2,200,000	17-Apr-25
1 PALMWOOD COURT JAN JUC VIC 3228	\$2,131,000	15-May-25
20 DELVIEW DRIVE JAN JUC VIC 3228	\$2,900,000	20-Jun-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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7 TREVENEN COURT JAN JUC VIC 3228 Sold Price **\$2,200,000** Sold Date **17-Apr-25**

4 2 3

Distance **0.49km**



1 PALMWOOD COURT JAN JUC VIC 3228 Sold Price **\$2,131,000** Sold Date **15-May-25**

4 2 2

Distance **0.87km**



20 DELVIEW DRIVE JAN JUC VIC 3228 Sold Price **\$2,900,000** Sold Date **20-Jun-25**

4 2 2

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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