

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

4 MARTIN PLACE CRANBOURNE VIC 3977

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

\$650,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,250

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2025

to

28 Feb 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

8 LORNA STREET CRANBOURNE VIC 3977	\$695,000	16-Feb-26
60 CLARENDON STREET CRANBOURNE VIC 3977	\$650,000	22-Jan-26
12 CAMPBELL PARADE CRANBOURNE VIC 3977	\$673,000	24-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.~~

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**8 LORNA STREET CRANBOURNE
VIC 3977**

3 1 1

Sold Price **\$695,000** Sold Date **16-Feb-26**

Distance **1.82km**



**60 CLARENDON STREET
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$650,000** Sold Date **22-Jan-26**

Distance **1.39km**



**12 CAMPBELL PARADE
CRANBOURNE VIC 3977**

3 1 2

Sold Price ^{RS} **\$673,000** Sold Date **24-Mar-26**

Distance **1.81km**

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

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