

## 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

1/11-13 DEARING AVENUE CRANBOURNE VIC 3977

### 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2025

to

30 Apr 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

2/15 TUCKER STREET CRANBOURNE VIC 3977	\$480,000	06-May-26
3/20 DUFF STREET CRANBOURNE VIC 3977	\$485,000	17-Mar-26
8B NORMANBY STREET CRANBOURNE VIC 3977	\$510,000	24-Feb-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.~~

This Statement of Information was prepared on: 11 May 2026



**2/15 TUCKER STREET  
CRANBOURNE VIC 3977**

2 1 1

Sold Price <sup>RS</sup> **\$480,000** Sold Date **06-May-26**

Distance **0.43km**



**3/20 DUFF STREET CRANBOURNE  
VIC 3977**

2 1 1

Sold Price **\$485,000** Sold Date **17-Mar-26**

Distance **0.54km**



**8B NORMANBY STREET  
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$510,000** Sold Date **24-Feb-26**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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