

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

1/57 CRANBOURNE DRIVE 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

\$615,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

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

7/28-30 CHILDERS STREET CRANBOURNE VIC 3977	\$629,000	12-Nov-25
45A LURLINE STREET CRANBOURNE VIC 3977	\$565,000	05-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: 01 May 2026



**7/28-30 CHILDERS STREET
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$629,000** Sold Date **12-Nov-25**

Distance **0.68km**



**45A LURLINE STREET
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$565,000** Sold Date **05-Nov-25**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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