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	13 Birkdale Avenue, Cranbourne, Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $800,000 & $880,000

Median sale price

Median price	$710,000	Property type	*House*	Suburb	Cranbourne

Period - From	01/10/2025	to	31/12/2025	Source PropTrack

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 six 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
11 Formby Place, Cranbourne, VIC 3977	$840,000	17/10/2025
62 Brookland Greens Boulevard, Cranbourne, VIC 3977	$870,000	12/11/2025
5 Hayton Park Boulevard, Cranbourne West, VIC 3977	$895,000	23/09/2025

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 six months.~~

This Statement of Information was prepared on: 21/01/2026