

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

84 MARKLIN STREET CRANBOURNE VIC 3977

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$649,000

&

\$699,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

A* These arethe threepropertyessoldwithintwokilometresof theproperty 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

179 CAMMS ROAD CRANBOURNE VIC 3977

\$650,000

18-Aug-26

54 BELLARINE DRIVE CRANBOURNE VIC 3977

\$655,000

04-Aug-26

50 LURLINE STREET CRANBOURNE VIC 3977

\$660,000

13-Jul-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: 03 September 2026



179 CAMMS ROAD CRANBOURNE
VIC 3977

3 1 2

Sold Price

^{RS} \$650,000 Sold Date 18-Aug-26

Distance 0.85km



54 BELLARINE DRIVE
CRANBOURNE VIC 3977

3 1 2

Sold Price

^{RS} \$655,000 Sold Date 04-Aug-26

Distance 1.33km



50 LURLINE STREET
CRANBOURNE VIC 3977

3 1 2

Sold Price

\$660,000 Sold Date 13-Jul-26

Distance 1.41km

RS= Recent sale

UN= Undisclosed Sale

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