

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

2/31 BOWEN STREET 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Nov 2024

to

31 Oct 2025

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 ARMOY CLOSE CRANBOURNE EAST VIC 3977 | \$670,121 | 06-Apr-25 |
| 2 FIANDER CLOSE CRANBOURNE EAST VIC 3977 | \$645,000 | 25-Apr-25 |
| 4 OTLEY WAY CRANBOURNE EAST VIC 3977 | \$575,000 | 27-Aug-24 |

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: 18 November 2025


**2 ARMOY CLOSE CRANBOURNE
EAST VIC 3977**
 3  2  1

Sold Price

\$670,121

 Sold Date **06-Apr-25**

 Distance **1.17km**

**2 FIANDER CLOSE CRANBOURNE
EAST VIC 3977**
 3  2  1

Sold Price

\$645,000

 Sold Date **25-Apr-25**

 Distance **1.19km**

**4 OTLEY WAY CRANBOURNE
EAST VIC 3977**
 3  2  1

Sold Price

\$575,000

 Sold Date **27-Aug-24**

 Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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