

Property Price Statement

Single residential property

located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 10/10/26

Property offered for sale

Address
Including suburb and
postcode

4 VIVANT LANE CRANBOURNE SOUTH VIC 3977

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	4	2	2	211m ²	296m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$849,000

&

\$899,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	\$877,500	Property type	House	Suburb	Cranbourne South
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
3 METALLIC WAY CRANBOURNE SOUTH VIC 3977	\$900,000	24-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	5	3	2	207m ²	264m ²

Comparable property 2

Address	Sale price	Date of sale
38 DIPLOMAT CRESCENT CRANBOURNE SOUTH VIC 3977	\$661,000	01-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	2	1	-	238m ²

Comparable property 3

Address	Sale price	Date of sale
10 DIPLOMAT CRESCENT CRANBOURNE SOUTH VIC 3977	\$680,000	28-Apr-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	4	2	1	125m ²	237m ²

Reason there are fewer than three comparable properties

☐

~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	\$ _____
Unconditional sale date	____/____/____



3 METALLIC WAY CRANBOURNE SOUTH VIC 3977

HOUSE

5

3

2

264m²

207m²

Distance

0.15km

Sold Price

\$900,000

Sold Date

24-Jun-26



38 DIPLOMAT CRESCENT CRANBOURNE SOUTH VIC 3977

HOUSE

3

2

1

238m²

-

Distance

0.08km

Sold Price

\$661,000

Sold Date

01-Jul-26



10 DIPLOMAT CRESCENT CRANBOURNE SOUTH VIC 3977

HOUSE

4

2

1

237m²

125m²

Distance

0.11km

Sold Price

\$680,000

Sold Date

28-Apr-26



10 ABIKU ROAD CRANBOURNE SOUTH VIC 3977

HOUSE

4

3

2

455m²

-

Distance

0.32km

Sold Price

\$940,000

Sold Date

25-Apr-26

RS = Recent sale

UN = Undisclosed Sale

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**23 VOLUNTEER AVENUE
CRANBOURNE SOUTH VIC 3977**

HOUSE

3

2

2

 294m²

 127m²

 Distance **0.32km**

Sold Price

\$705,000

Sold Date

23-Jun-26

**34 LANOSSO AVENUE
CRANBOURNE SOUTH VIC 3977**

HOUSE

3

2

2

 254m²

 105m²

 Distance **0.13km**

Sold Price

\$662,000

Sold Date

18-Aug-26

**5 SERMON STREET CRANBOURNE
SOUTH VIC 3977**

HOUSE

3

2

2

 259m²

-

 Distance **0.16km**

Sold Price

^{RS} **\$701,000**

Sold Date

11-Sep-26

**27 VOLUNTEER AVENUE
CRANBOURNE SOUTH VIC 3977**

HOUSE

3

2

2

 294m²

 134m²

 Distance **0.32km**

Sold Price

\$716,000

Sold Date

12-Aug-26

RS = Recent sale

UN = Undisclosed Sale

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**29 VOLUNTEER AVENUE
CRANBOURNE SOUTH VIC 3977**

HOUSE

4

2

-

 350m²

 291m²

 Distance **0.32km**

Sold Price

 - Sold Date **30-May-26**

**19 KIWI CRESCENT CRANBOURNE
SOUTH VIC 3977**

HOUSE

4

2

2

 400m²

 180m²

 Distance **0.39km**

Sold Price

\$800,000 Sold Date **31-Jul-26**

**21 EDGAR AVENUE CRANBOURNE
SOUTH VIC 3977**

HOUSE

4

2

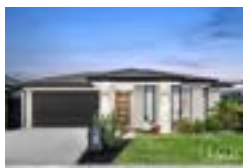
2

 380m²

 148m²

 Distance **0.37km**

Sold Price

 Sold Date **04-Aug-26**

**27 KIWI CRESCENT CRANBOURNE
SOUTH VIC 3977**

HOUSE

4

2

2

 448m²

 211m²

 Distance **0.4km**

Sold Price

\$900,000 Sold Date **01-Jul-26**

RS = Recent sale

UN = Undisclosed Sale

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**47 VOLUNTEER AVENUE
CRANBOURNE SOUTH VIC 3977**

HOUSE

3

2

2

 262m²

 137m²

 Distance **0.32km**

Sold Price

RS - UN

 Sold Date **26-Aug-26**

**9 AJANA DRIVE CRANBOURNE
SOUTH VIC 3977**

HOUSE

4

2

2

 432m²

 310m²

 Distance **0.57km**

Sold Price

\$500,000 Sold Date **18-Jun-26**

**22 CILROY CRESCENT
CRANBOURNE SOUTH VIC 3977**

HOUSE

4

2

2

 399m²

 171m²

 Distance **0.65km**

Sold Price

\$920,000 Sold Date **18-Apr-26**

**5 TERRAIN ROAD CRANBOURNE
WEST VIC 3977**

HOUSE

5

4

2

 518m²

 459m²

 Distance **0.65km**

Sold Price

\$675,000 Sold Date **18-May-26**

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**17 PEPPERMINT GUM ROAD
CRANBOURNE WEST VIC 3977**

HOUSE

4

2

2

 262m²

 180m²

 Distance **0.65km**

Sold Price

\$788,000

 Sold Date **07-Aug-26**

**11 STOCKS DRIVE CRANBOURNE
WEST VIC 3977**

HOUSE

4

2

2

 448m²

 195m²

 Distance **0.69km**

Sold Price

 - Sold Date **05-Jun-26**

**78 ENCORE BOULEVARD
CRANBOURNE SOUTH VIC 3977**

HOUSE

4

2

2

 448m²

 213m²

 Distance **0.59km**

Sold Price

^{RS} **\$850,000**

 Sold Date **11-Sep-26**

**1 TERRAIN ROAD CRANBOURNE
WEST VIC 3977**

HOUSE

5

3

2

 434m²

-

 Distance **0.67km**

Sold Price

\$574,000

 Sold Date **13-Jul-26**

RS = Recent sale

UN = Undisclosed Sale

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