

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

16A MADELYN COURT CRANBOURNE SOUTH 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Commercial

Suburb

Cranbourne South

Period-from

01 Aug 2025

to

31 Jul 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

219 SMITHS LANE CRANBOURNE SOUTH VIC 3977	\$1,120,000	15-Oct-25
25 WALTER WAY CRANBOURNE SOUTH VIC 3977	\$1,220,000	04-Sep-25
16B MADELYN COURT CRANBOURNE SOUTH VIC 3977	\$1,125,000	13-Jan-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: 19 August 2026





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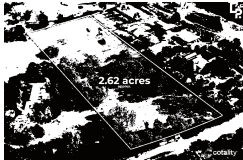


**219 SMITHS LANE CRANBOURNE
SOUTH VIC 3977**

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Sold Price **\$1,120,000** Sold Date **15-Oct-25**

Distance **0.2km**



**25 WALTER WAY CRANBOURNE
SOUTH VIC 3977**

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Sold Price **\$1,220,000** Sold Date **04-Sep-25**

Distance **0.4km**



**16B MADELYN COURT
CRANBOURNE SOUTH VIC 3977**

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Sold Price **\$1,125,000** Sold Date **13-Jan-26**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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