

## 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

27 LORNA STREET CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$588,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2025

to

30 Apr 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

1/12 BUNDJIL COURT CRANBOURNE VIC 3977	\$574,000	16-Feb-26
4/21 MERRIJIG AVENUE CRANBOURNE VIC 3977	\$560,000	23-Mar-26
26 CLAIRMONT AVENUE CRANBOURNE VIC 3977	\$575,000	29-Dec-25

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: 07 May 2026


**1/12 BUNDJIL COURT  
CRANBOURNE VIC 3977**
 3  1  2

 Sold Price **\$574,000** Sold Date **16-Feb-26**

 Distance **0.93km**

**4/21 MERRIJIG AVENUE  
CRANBOURNE VIC 3977**
 3  2  1

 Sold Price **\$560,000** Sold Date **23-Mar-26**

 Distance **1.6km**

**26 CLAIRMONT AVENUE  
CRANBOURNE VIC 3977**
 3  1  1

 Sold Price **\$575,000** Sold Date **29-Dec-25**

 Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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