



RayWhite®

RayWhite
West
Realty

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 WINNUNGA ROAD CAIRNLEA VIC 3023

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Aug 2025

to

31 Jul 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

1 RAVENSWOOD WALK CAIRNLEA VIC 3023

\$785,000

21-Aug-26

7 JAPONICA COURT CAIRNLEA VIC 3023

\$770,000

02-Jul-26

216 CAIRNLEA DRIVE CAIRNLEA VIC 3023

\$780,000

24-Mar-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: 31 August 2026



1 RAVENSWOOD WALK CAIRNLEA VIC 3023 Sold Price ^{RS} \$785,000 Sold Date 21-Aug-26
3  2  2  Distance 1.3km



7 JAPONICA COURT CAIRNLEA VIC 3023 Sold Price \$770,000 Sold Date 02-Jul-26
3  2  1  Distance 0.92km



216 CAIRNLEA DRIVE CAIRNLEA VIC 3023 Sold Price \$780,000 Sold Date 24-Mar-26
3  2  2  Distance 0.62km

RS= Recent sale

UN= Undisclosed Sale

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