

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

209/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,500

Property type

Unit

Suburb

Cairnlea

Period-from

01 Jul 2025

to

30 Jun 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

303/93 FURLONG ROAD CAIRNLEA VIC 3023	\$445,000	06-May-26
304/93 FURLONG ROAD CAIRNLEA VIC 3023	\$445,000	25-Feb-26
405/93 FURLONG ROAD CAIRNLEA VIC 3023	\$450,000	25-Nov-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 July 2026

Cameron Vurovecz

P 93611883

M 0431945737

E cameron.vurovecz@raywhite.com

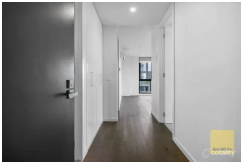


**303/93 FURLONG ROAD
CAIRNLEA VIC 3023**

2 2 1

Sold Price **\$445,000** Sold Date **06-May-26**

Distance **0km**



**304/93 FURLONG ROAD
CAIRNLEA VIC 3023**

2 2 1

Sold Price Sold Date **25-Feb-26**

Distance **0km**



**405/93 FURLONG ROAD
CAIRNLEA VIC 3023**

2 2 1

Sold Price **\$450,000** Sold Date **25-Nov-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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