

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

116/93 FURLONG ROAD 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

\$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 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

209/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$450,000	28-Jul-26
409/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$440,000	14-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: 11 August 2026



209/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

 2
  2
  1

Sold Price

^{RS}
\$450,000

Sold Date

28-Jul-26

Distance

0km


409/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

 2
  2
  1

Sold Price

\$440,000

Sold Date

14-Nov-25

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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