



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

18 DRYSTONE CRESCENT 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

\$840,000

&

\$900,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$925,750

Property type

House

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 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

24 LAKEFIELD WAY CAIRNLEA VIC 3023

\$883,000

15-Dec-25

10 TREEMONT COURT CAIRNLEA VIC 3023

\$880,000

30-Aug-25

7 LONGWOOD AVENUE CAIRNLEA VIC 3023

\$890,000

29-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: 14 July 2026



24 LAKEFIELD WAY CAIRNLEA VIC Sold Price \$883,000 Sold Date 15-Dec-25
3023
3  2  2  2 Distance 0.15km



10 TREEMONT COURT CAIRNLEA Sold Price \$880,000 Sold Date 30-Aug-25
VIC 3023
3  2  2  2 Distance 0.15km



7 LONGWOOD AVENUE CAIRNLEA Sold Price \$890,000 Sold Date 29-Nov-25
VIC 3023
3  2  2  2 Distance 0.75km

RS= Recent sale

UN= Undisclosed Sale

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