

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

219/118 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

\$330,000

&

\$360,000

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

207/93 FURLONG ROAD CAIRNLEA VIC 3023	\$345,000	06-Mar-26
419/93 FURLONG ROAD CAIRNLEA VIC 3023	\$340,000	11-Apr-26
118/93 FURLONG ROAD CAIRNLEA VIC 3023	\$330,000	20-Aug-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: 28 August 2026



**207/93 FURLONG ROAD
CAIRNLEA VIC 3023**

 1  1  1

Sold Price **\$345,000** Sold Date **06-Mar-26**

Distance **0km**



**419/93 FURLONG ROAD CAIRNLEA
VIC 3023**

 1  1  1

Sold Price **\$340,000** Sold Date **11-Apr-26**

Distance **0km**



**118/93 FURLONG ROAD CAIRNLEA
VIC 3023**

 1  1  1

Sold Price **\$330,000** Sold Date **20-Aug-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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