

## 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

89 DUFF STREET CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$814,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2025

to

31 Mar 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

1 KARA WALK CRANBOURNE VIC 3977	\$740,000	06-Nov-25
42 DUFF STREET CRANBOURNE VIC 3977	\$735,000	15-Apr-26
29 DUFF STREET CRANBOURNE VIC 3977	\$740,000	14-Apr-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: 20 April 2026


**1 KARA WALK CRANBOURNE VIC 3977**

Sold Price

**\$740,000**

 Sold Date **06-Nov-25**
 3  1  2

 Distance **0.3km**

**42 DUFF STREET CRANBOURNE VIC 3977**

Sold Price

<sup>RS</sup> **\$735,000**

 Sold Date **15-Apr-26**
 3  1  -

 Distance **0.45km**

**29 DUFF STREET CRANBOURNE VIC 3977**

Sold Price

<sup>RS</sup> **\$740,000**

 Sold Date **14-Apr-26**
 3  1  1

 Distance **0.59km**

**36 TADDOR DRIVE CRANBOURNE VIC 3977**

Sold Price

<sup>RS</sup> **\$760,000**

 Sold Date **22-Jan-26**
 3  1  4

 Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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