

Statement of Information

Prepared on 2nd February 2026



519/118 Cairnlea Drive CAIRNLEA VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

519/118 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

\$325,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,675

Property type

Unit

Suburb

Cairnlea

Period-from

01 Mar 2025

to

28 Feb 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

320/93 FURLONG ROAD CAIRNLEA VIC 3023	\$320,000	08-Jan-26
319/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$320,000	06-Dec-25
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: 04 March 2026

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**320/93 FURLONG ROAD
CAIRNLEA VIC 3023**

1 1 1

Sold Price **\$320,000** Sold Date **08-Jan-26**

Distance **0km**



**319/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

1 1 1

Sold Price Sold Date **06-Dec-25**

Distance **0km**



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

1 1 1

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

Distance **0km**



**308/93 FURLONG ROAD
CAIRNLEA VIC 3023**

1 1 1

Sold Price **\$350,000** Sold Date **18-Aug-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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