

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Carol Avenue Cranbourne, 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$750,000 & \$820,000
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Median sale price

Median price	\$710,000	Property Type	HOUSE	Suburb	CRANBOURNE
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Period - From	01-Mar-2025	to	28-Feb-2026	Source	realestate.com.au
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Ainsleigh Court, Cranbourne	\$645,000	22-Jan-2026
2	66 Clarendon Street, Cranbourne	\$671,000	11-Dec-2025
3	5 Jillian Street, Cranbourne	\$632,000	22-Oct-2025

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