

## 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

179 CAMMS ROAD 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

\$679,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Cranbourne

Period-from

01 May 2025

to

30 Apr 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

5 SMETHURST STREET CRANBOURNE VIC 3977	\$740,000	27-Apr-26
1 BELMAR STREET CRANBOURNE VIC 3977	\$710,000	29-Nov-25
42 DUFF STREET CRANBOURNE VIC 3977	\$735,000	15-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: 25 May 2026