

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

32 Strafford Avenue, Cranbourne, VIC 3977

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$619,000

&

\$679,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/07/2025

to

30/06/2026

Source

PropTrack

Comparable property sales

A 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 |
|---------------------------------------------|-----------|--------------|
| 98 CLAIRMONT AVENUE, CRANBOURNE VIC 3977    | \$672,000 | 07/04/2026   |
| 119 DUFF STREET, CRANBOURNE VIC 3977        | \$650,000 | 13/02/2026   |
| 8 WISTERIA COURT, CRANBOURNE NORTH VIC 3977 | \$635,000 | 27/05/2026   |

This Statement of Information was prepared on: 31/07/2026