

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 12 Lahinch Grove, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$790,000

&

\$865,000

Median sale price

Median price

\$765,000

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/09/2024

to

01/08/2025

Source

REA

Comparable property sales

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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
23 FERNDOWN DRIVE, CRANBOURNE VIC 3977	\$795,500	27/06/2025
68 FERNDOWN DRIVE, CRANBOURNE VIC 3977	\$820,000	27/07/2025
3 SPRING WATER CRESCENT, CRANBOURNE VIC 3977	\$830,000	22/05/2025

This Statement of Information was prepared on: 15/09/2025