

## 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

8 Belmar Street, Cranbourne, VIC 3977

### Indicative selling price

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

Single Price

\$680,000

### Median sale price

Median price

\$740,000

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/01/2026

to

30/06/2026

Source

pricefinder

### 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 |
|--------------------------------------------|-----------|--------------|
| 58 LESDON AVENUE, CRANBOURNE VIC 3977      | \$670,000 | 30/07/2026   |
| 4 CONFERTA COURT, CRANBOURNE WEST VIC 3977 | \$730,000 | 17/05/2026   |
| 37 FENFIELD STREET, CRANBOURNE VIC 3977    | \$710,000 | 07/05/2026   |

This Statement of Information was prepared on:

07/09/2026