

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

6 TONGOLA COURT CRANBOURNE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

7 KALYPTOS WALK CRANBOURNE VIC 3977	\$565,000	25-Feb-25
2 BUTLER COURT CRANBOURNE VIC 3977	\$590,000	16-Apr-25
7 ROSE LANE CRANBOURNE VIC 3977	\$580,000	17-May-25

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: 01 July 2025

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**7 KALYPTOS WALK CRANBOURNE
VIC 3977**

Sold Price

\$565,000

Sold Date

25-Feb-25
 3

 1

 1

Distance

0.54km

**2 BUTLER COURT CRANBOURNE
VIC 3977**

Sold Price

\$590,000

Sold Date

16-Apr-25
 3

 1

 -

Distance

0.71km

**7 ROSE LANE CRANBOURNE VIC
3977**

Sold Price

^{RS} **\$580,000**

Sold Date

17-May-25
 3

 1

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Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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