

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

2/3 MACEY STREET 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,134

Property type

Unit

Suburb

Cranbourne

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/10 BOWEN STREET CRANBOURNE VIC 3977	\$511,000	23-May-25
3/2 RUSSELL STREET CRANBOURNE VIC 3977	\$490,000	16-Apr-25
4/59 CLAIRMONT AVENUE CRANBOURNE VIC 3977	\$505,000	12-Sep-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: 20 September 2025

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**1/10 BOWEN STREET
CRANBOURNE VIC 3977**

 2  1  1

Sold Price

\$511,000 Sold Date **23-May-25**

Distance **0.47km**



**3/2 RUSSELL STREET
CRANBOURNE VIC 3977**

 2  1  1

Sold Price

\$490,000 Sold Date **16-Apr-25**

Distance **1.12km**



**4/59 CLAIMONT AVENUE
CRANBOURNE VIC 3977**

 2  1  1

Sold Price

^{RS} **\$505,000** Sold Date **12-Sep-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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