

## 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

24 CLAIRMONT AVENUE CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$655,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,052

Property type

House

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 58 CIRCLE DRIVE NORTH CRANBOURNE VIC 3977 | \$698,000 | 03-Apr-25 |
| 42 CAMPBELL PARADE CRANBOURNE VIC 3977    | \$665,188 | 01-May-25 |
| 13 GLENBOURNE ROAD CRANBOURNE VIC 3977    | \$708,000 | 01-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: 03 September 2025

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**58 CIRCLE DRIVE NORTH  
CRANBOURNE VIC 3977**

 3  1  2

Sold Price **\$698,000** Sold Date **03-Apr-25**

Distance **0.09km**



**42 CAMPBELL PARADE  
CRANBOURNE VIC 3977**

 3  1  2

Sold Price **\$665,188** Sold Date **01-May-25**

Distance **1.93km**



**13 GLENBOURNE ROAD  
CRANBOURNE VIC 3977**

 3  1  2

Sold Price <sup>RS</sup> **\$708,000** Sold Date **01-Sep-25**

Distance **0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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