

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

3/18-20 BRUNT 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2025

to

30 Apr 2026

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

2/8 MCLAREN AVENUE CRANBOURNE VIC 3977	\$490,000	02-Feb-26
2/133 CLARENDON STREET CRANBOURNE VIC 3977	\$482,000	04-Feb-26
3/6 ALEXANDER STREET CRANBOURNE VIC 3977	\$495,000	28-Nov-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: 11 May 2026

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**2/8 MCLAREN AVENUE
CRANBOURNE VIC 3977**
 2  1  1

Sold Price **\$490,000** Sold Date **02-Feb-26**

Distance **0.45km**

**2/133 CLARENDON STREET
CRANBOURNE VIC 3977**
 2  1  1

Sold Price **\$482,000** Sold Date **04-Feb-26**

Distance **0.45km**

**3/6 ALEXANDER STREET
CRANBOURNE VIC 3977**
 2  1  1

Sold Price **\$495,000** Sold Date **28-Nov-25**

Distance **0.65km**
RS = Recent sale

UN = Undisclosed Sale

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