

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 RYDER 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2025

to

30 Jun 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

6 FERNDOWN DRIVE CRANBOURNE VIC 3977	\$830,500	07-May-26
8 JOHN RUSSELL ROAD CRANBOURNE WEST VIC 3977	\$865,000	24-Jun-26
21 ROMULUS CRESCENT CRANBOURNE WEST VIC 3977	\$826,000	10-Jun-26

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 2026

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**6 FERNDOWN DRIVE
CRANBOURNE VIC 3977**

 4  2  2

Sold Price ^{RS} **\$830,500** ^{UN} Sold Date **07-May-26**

Distance **1.02km**



**8 JOHN RUSSELL ROAD
CRANBOURNE WEST VIC 3977**

 4  2  -

Sold Price ^{RS} **\$865,000** Sold Date **24-Jun-26**

Distance **1.3km**



**21 ROMULUS CRESCENT
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$826,000** Sold Date **10-Jun-26**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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