

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

1/21 ALEXANDER 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

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2025

to

28 Feb 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

3/54 TAYLOR STREET CRANBOURNE VIC 3977	\$545,000	19-Dec-25
6/24 BAKEWELL STREET CRANBOURNE VIC 3977	\$544,500	25-Nov-25
6 CLAYTON ROAD CRANBOURNE VIC 3977	\$540,000	27-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: 05 March 2026

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**3/54 TAYLOR STREET
CRANBOURNE VIC 3977**

 2  1  1

Sold Price

\$545,000

Sold Date **19-Dec-25**

Distance **0.59km**



**6/24 BAKEWELL STREET
CRANBOURNE VIC 3977**

 2  1  1

Sold Price

\$544,500

Sold Date **25-Nov-25**

Distance **0.91km**



**6 CLAYTON ROAD CRANBOURNE
VIC 3977**

 2  1  1

Sold Price

\$540,000

Sold Date **27-Nov-25**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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