

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

2/7 CAROL AVENUE 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,000

Property type

Unit

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

7/28-30 CHILDERS STREET CRANBOURNE VIC 3977	\$629,000	12-Nov-25
1/7 DUFF STREET CRANBOURNE VIC 3977	\$630,000	17-Nov-25
3/4 FAIRFIELD STREET CRANBOURNE VIC 3977	\$555,000	22-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: 14 July 2026



**7/28-30 CHILDERS STREET
CRANBOURNE VIC 3977**

 3  1  1

Sold Price **\$629,000** Sold Date **12-Nov-25**

Distance **0.63km**

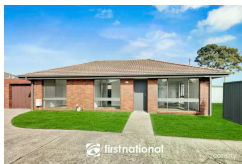


**1/7 DUFF STREET CRANBOURNE
VIC 3977**

 3  1  2

Sold Price **\$630,000** Sold Date **17-Nov-25**

Distance **0.92km**



**3/4 FAIRFIELD STREET
CRANBOURNE VIC 3977**

 3  1  1

Sold Price ^{RS} **\$555,000** Sold Date **22-Jun-26**

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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