

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 TALARA COURT 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

\$580,000

&

\$638,000

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

4 BUNURONG PLACE CRANBOURNE VIC 3977	\$605,000	10-Jan-26
52A LESDON AVENUE CRANBOURNE VIC 3977	\$640,000	26-Mar-26
28 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$663,000	13-Feb-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: 06 July 2026


**4 BUNURONG PLACE
CRANBOURNE VIC 3977**

 3
  2
  2

Sold Price **\$605,000** Sold Date **10-Jan-26**

Distance **1.52km**


**52A LESDON AVENUE
CRANBOURNE VIC 3977**

 3
  2
  2

Sold Price **\$640,000** Sold Date **26-Mar-26**

Distance **1.94km**


**28 VALENCIA CIRCUIT
CRANBOURNE VIC 3977**

 3
  2
  1

Sold Price **\$663,000** Sold Date **13-Feb-26**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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