

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

1/4 FAIRFIELD 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

\$575,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Apr 2025

to

31 Mar 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

1/7 DUFF STREET CRANBOURNE VIC 3977	\$630,000	17-Nov-25
WILLIAM STREET CRANBOURNE VIC 3977	\$585,000	11-Aug-25
26 CLAIRMONT AVENUE CRANBOURNE VIC 3977	\$575,000	29-Dec-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: 15 April 2026



1/7 DUFF STREET CRANBOURNE VIC 3977

 3
  1
  2

Sold Price

\$630,000

Sold Date

17-Nov-25

Distance

0.1km


WILLIAM STREET CRANBOURNE VIC 3977

 3
  -
  -

Sold Price

\$585,000

Sold Date

11-Aug-25

Distance

0.29km


26 CLAIMONT AVENUE CRANBOURNE VIC 3977

 3
  1
  1

Sold Price

\$575,000

Sold Date

29-Dec-25

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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