

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

4 VEGA TERRACE 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2025

to

31 May 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 PHARAOH DRIVE CRANBOURNE VIC 3977	\$735,000	14-Feb-26
26 VEGA TERRACE CRANBOURNE VIC 3977	\$755,000	07-Feb-26
15 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$745,000	19-Jan-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: 10 June 2026



7 PHARAOH DRIVE CRANBOURNE VIC 3977

4 2 2

Sold Price

\$735,000

Sold Date

14-Feb-26

Distance

0.1km



26 VEGA TERRACE CRANBOURNE VIC 3977

4 2 4

Sold Price

\$755,000

Sold Date

07-Feb-26

Distance

0.12km



15 VALENCIA CIRCUIT CRANBOURNE VIC 3977

4 2 2

Sold Price

\$745,000

Sold Date

19-Jan-26

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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