

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

5 JAMES COOK DRIVE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,500

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2025

to

31 Aug 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 LAWSON CLOSE CRANBOURNE VIC 3977	\$735,500	02-Apr-26
4 BUNURONG PLACE CRANBOURNE VIC 3977	\$735,000	31-Jul-26
42 DUFF STREET CRANBOURNE VIC 3977	\$735,000	02-Apr-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: 19 September 2026



1 LAWSON CLOSE CRANBOURNE VIC 3977

2 1 2

Sold Price

\$735,500

Sold Date

02-Apr-26

Distance

0.28km



4 BUNURONG PLACE CRANBOURNE VIC 3977

3 2 2

Sold Price

\$735,000

Sold Date

31-Jul-26

Distance

0.48km



42 DUFF STREET CRANBOURNE VIC 3977

3 1 2

Sold Price

Sold Date

02-Apr-26

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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