

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

6 FERNDOWN 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

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

8 BLAINROE CRESCENT CRANBOURNE VIC 3977	\$865,000	19-Dec-25
11 FORMBY PLACE CRANBOURNE VIC 3977	\$840,000	17-Oct-25
48 FERNDOWN DRIVE CRANBOURNE VIC 3977	\$885,000	23-Mar-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.~~

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**8 BLAINROE CRESCENT
CRANBOURNE VIC 3977**

 4  2  2

Sold Price **\$865,000** Sold Date **19-Dec-25**

Distance **0.21km**



**11 FORMBY PLACE CRANBOURNE
VIC 3977**

 4  2  2

Sold Price **\$840,000** Sold Date **17-Oct-25**

Distance **0.21km**



**48 FERNDOWN DRIVE
CRANBOURNE VIC 3977**

 4  2  2

Sold Price ^{RS} **\$885,000** Sold Date **23-Mar-26**

Distance **0.5km**

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

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