

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

7/41-45 VALENCIA CIRCUIT 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

\$490,000

&

\$535,000

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

2/3 MACEY STREET CRANBOURNE VIC 3977	\$500,000	15-Oct-25
1/21 ALEXANDER STREET CRANBOURNE VIC 3977	\$535,000	17-Mar-26
27A BARKLY STREET CRANBOURNE VIC 3977	\$540,000	24-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: 02 April 2026


**2/3 MACEY STREET CRANBOURNE
VIC 3977**

Sold Price

\$500,000

Sold Date

15-Oct-25
 2

 1

 1

Distance

1.12km

**1/21 ALEXANDER STREET
CRANBOURNE VIC 3977**

Sold Price

^{RS} **\$535,000**

Sold Date

17-Mar-26
 2

 1

 1

Distance

1.24km

**27A BARKLY STREET
CRANBOURNE VIC 3977**

Sold Price

\$540,000

Sold Date

24-Feb-26
 2

 1

 1

Distance

0.78km
RS = Recent sale

UN = Undisclosed Sale

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