

## 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

98 CLAIRMONT AVENUE CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$706,250

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2025

to

28 Feb 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

6 DARCY COURT CRANBOURNE VIC 3977	\$695,000	22-Dec-25
45 CLAIRMONT AVENUE CRANBOURNE VIC 3977	\$670,000	20-May-25
214 MONAHANS ROAD CRANBOURNE VIC 3977	\$660,000	01-Dec-24

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: 26 March 2026

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**6 DARCY COURT CRANBOURNE  
VIC 3977**

 3  1  2

Sold Price

**\$695,000**

Sold Date **22-Dec-25**

Distance **0.05km**



**45 CLAIRMONT AVENUE  
CRANBOURNE VIC 3977**

 3  2  2

Sold Price

**\$670,000**

Sold Date **20-May-25**

Distance **0.12km**



**214 MONAHANS ROAD  
CRANBOURNE VIC 3977**

 3  2  6

Sold Price

**\$660,000**

Sold Date **01-Dec-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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