

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

1/2 BARILLA COURT 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,134

Property type

Unit

Suburb

Cranbourne

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/42 STAWELL STREET CRANBOURNE VIC 3977	\$469,950	19-Jun-25
2/35 LYALL STREET CRANBOURNE VIC 3977	\$450,000	26-Jun-25
3/1 ARNOLD STREET CRANBOURNE VIC 3977	\$473,000	03-Sep-25

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: 15 September 2025