

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

1/6 DUFF STREET 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2025

to

31 Jul 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

5/6 DUFF STREET CRANBOURNE VIC 3977	\$502,000	31-Mar-26
1/2 FAIRFIELD STREET CRANBOURNE VIC 3977	\$556,000	01-Aug-26
2/6-8 WALTER STREET CRANBOURNE VIC 3977	\$539,950	01-Aug-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: 26 August 2026

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5/6 DUFF STREET CRANBOURNE
 VIC 3977

Sold Price

\$502,000

Sold Date

31-Mar-26

 2
  2
  1

Distance

0.03km



1/2 FAIRFIELD STREET
 CRANBOURNE VIC 3977

Sold Price

^{RS}\$556,000

Sold Date

01-Aug-26

 2
  1
  4

Distance

0.06km



2/6-8 WALTER STREET
 CRANBOURNE VIC 3977

Sold Price

\$539,950

Sold Date

01-Aug-25

 2
  1
  -

Distance

0.12km

RS = Recent sale
 UN = Undisclosed Sale

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