

## 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

10 DAMIAN COURT 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

\$699,000

&

\$764,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jan 2025

to

31 Dec 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 HALSTEAD COURT CRANBOURNE VIC 3977	\$770,888	01-Sep-25
16 DELMONT COURT CRANBOURNE VIC 3977	\$765,000	03-Nov-25
8 CONWAY COURT CRANBOURNE VIC 3977	\$760,000	03-Oct-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: 03 January 2026



**1 HALSTEAD COURT  
CRANBOURNE VIC 3977**

 3  2  2

Sold Price **\$770,888** Sold Date **01-Sep-25**

Distance **0.39km**



**16 DELMONT COURT  
CRANBOURNE VIC 3977**

 3  2  2

Sold Price **\$765,000** Sold Date **03-Nov-25**

Distance **0.5km**



**8 CONWAY COURT CRANBOURNE  
VIC 3977**

 4  2  2

Sold Price **\$760,000** Sold Date **03-Oct-25**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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